

In pursuance of its powers under the Acts and Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application



Applicant	MISS ALEX OWEN	Code Number	WRA P/2020/0615
Agent	MISS ALEX OWEN 39 GLEN AVON WREXHAM LL12 7DR	Date Received	29/09/2020
		Decision Date	15/12/2020

Town and Country Planning Act, 1990

Location of application

39, GLEN AVON, WREXHAM, LL12 7DR

Description of application

ESTYNIAD DEULAWR GYDA TO FFLAT AR Y CEFN, ADEILADWAITH
CYNTEDD AR Y FFRYNT / TWO STOREY FLAT ROOF REAR EXTENSION
AND CONSTRUCTION OF FRONT PORCH

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are the following:-

GDP1	Development objectives
PS1	Settlement limits

Particulars of decision that permission be REFUSED

Reason(s)

1. The proposed rear extension by virtue of its design, scale and appearance is unacceptable and is also likely to cause a loss of residential amenity to an adjoining dwelling. As such the proposal is contrary to policy GDP1 of the Wrexham Unitary Development Plan and also to the advice contained in Local Planning Guidance Note No. 20 - House Extensions.

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Agent MISS ALEX OWEN
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WREXHAM
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Officer Appointed for this purpose
Chief Officer Planning & Regulatory

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm