

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	MR J E PRICE	Code Number	HOL P/2020/0704
Agent	D S JONES AND CO MR STEVE JONES 26 PROSPECT DRIVE COEDPOETH WREXHAM LL11 3PE	Date Received	28/10/2020
		Decision Date	26/01/2021

Town and Country Planning Act, 1990

Location of application

5, SMITHY COTTAGES, SANDY LANE, LLAN Y PWLL, WREXHAM, LL13 9SF

Description of application

ESTYNIAD OCHR UNLLAWR / SINGLE STOREY SIDE EXTENSION

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

EC1	Green Barriers
EC4	Hedgerows, Trees and Woodland
GDP1	Development objectives
PS2	Development and the environment

Particulars of decision that permission be REFUSED

Reason(s)

1. The development is located outside of a settlement limit where there is a presumption against new residential development. The development would result in the loss of an area of open land between two dwellings and does not accord with policy/policies GDP1a, EC1 and PS2 of the Wrexham Unitary Development Plan.
2. In the absence of sufficient information to demonstrate otherwise, the development will have a detrimental impact upon a tree or trees that make a significant contribution to the visual amenity of the locality. The development is therefore contrary to policies EC4 and PS2 of the Wrexham Unitary Development Plan.

3. The development will have a detrimental impact upon the character and appearance of the existing dwelling and therefore conflicts with policies PS2 and GDP1a of the Wrexham Unitary Development Plan and Local Planning Guidance Notes 13 and 20.

Note(s) to applicant

The plans referred to in this decision are:

10486.02 Location Plan

10486.02 Proposed site layout

10486.03 Plans and elevations as existing

10486.04 Proposed plans and elevations



**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