

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 THEODORE SPEAKS	Code Number	PEN P/2020/0495
Agent	MR THEODORE SPEAKS 6A MIDDLE ROAD COEDPOETH WREXHAM LL11 3TN	Date Received	24/08/2020
		Decision Date	20/11/2020

Town and Country Planning Act, 1990

Location of application

26, COED Y NANT, PEN Y CAE, WREXHAM, LL14 2SJ

Description of application

GAREJ AC ESTYNIAD OCHR I'R ANNEDD / GARAGE AND SIDE EXTENSION TO DWELLING

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

Particulars of decision that permission be REFUSED

Reason(s)

1. The proposed development by virtue of its scale, siting lying forward of the front elevation and design would form an incongruous feature within the existing street scene. The design would also be at odds with the character and appearance of the existing dwelling and those elsewhere within the cul-de-sac. To allow the development would be contrary to the adopted Wrexham Unitary Plan Policy GDP1 (a) and Local Planning Guidance Note 20 House Extensions.

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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