

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	JANET BRYAN	Code No	ISY P/2020/0886
Agent	MR GERAINT EDWARDS 36 PLAS TIRION JOHNSTOWN WREXHAM LL14 1UR	Date Received	08/12/2020
		Decision Date	05/03/2021

Town and Country Planning Act, 1990

Location of application

, YEW TREE COTTAGE, SUN LANE, BOWLING BANK, WREXHAM, , LL13 9RW

Description of application

ESTYNIAD OCHR DEULAWR A GAREJ NEWYDD AR WAHAN / TWO STOREY SIDE EXTENSION AND NEW DETACHED GARAGE

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

EC4	Hedgerows, Trees and Woodland
GDP1	Development objectives
H2	Residential development within settlements

Particulars of decision that permission be REFUSED

Reason(s)

1. The proposed extension to the dwelling, by virtue of its overall scale and height, resultant appearance and layout would not be sympathetic or complementary to the character and appearance of the dwelling and would harm visual amenities of the locality. The proposal would conflict with UDP Policy GDP1(a) and the provisions set out in LPG 13.
2. The proposed garage/annexe lies outside the curtilage of the main dwelling. No information has been submitted to demonstrate justification for the change of use of this land to residential curtilage. The proposal would conflict with Local Planning Guidance Note 14 and UDP Policy GDP1(a).
3. No justification has been submitted to demonstrate why an annex is required in this location. By virtue of its physical separation and siting away

from the main dwelling, as well as its scale and appearance, the annex/garage would be tantamount to the erection of a new dwelling in open countryside. The proposal would not accord with the provisions set out in UDP Policy H5 of the Wrexham UDP.

4. Insufficient information has been submitted to demonstrate whether a new access or widening of the existing access, off the adjacent highway is being created. In the absence of this information, it has not been demonstrated that a safe and convenient vehicular access is achievable for the development proposed. The proposal would conflict with UDP Policy GDP1 (d).

5. Insufficient information has been submitted with the application to demonstrate that the proposed development would not adversely impact on trees present on the site and within influencing distance of the proposals. The development would conflict with UDP Policy EC4.

A handwritten signature in black ink, appearing to read 'L. Jones'.

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