

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 DANIEL EVANS	Code No	MAR P/2020/0318
Agent	TACP MR MATTHEW GREGORY PEMBROKE HOUSE ELLICE WAY WREXHAM TECHNOLOGY PARK WREXHAM LL13 7YT	Date Received	08/06/2020 20/10/2020
		Decision Date	

Town and Country Planning Act, 1990

Location of application

, ELM VILLA, WREXHAM ROAD, MARCHWIEL, WREXHAM, , LL13 0PF

Description of application

ANNEDD NEWYDD AC ADDASIAD I FYNEDIAD / NEW DWELLING AND ALTERATION TO ACCESS

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

GDP1	Development objectives
T8	Parking

Particulars of decision that permission be REFUSED

Reason(s)

1. The development would appear out of character with the prevailing pattern of development in the locality and would therefore be detrimental to the character and appearance of the area. It is therefore contrary to policy GDP1(a) of the Wrexham Unitary Development Plan.

Note(s) to applicant

Applicant	«APPAPPTITLE» «APPapp1st» «APPAPPSURNAME» «APPCompany»	Code Number	«APPParish» «APPCategory»/«APPREF a»/«APPREFb»
Agent	«APPAGENTNAME» «APPAGENTA1» «APPAGENTA2» «APPAGENTA3» «APPAGENTA4» «APPAGENTPOST»	Date Received Decision Date	«APPReceived» «APPDECDATE»



**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