

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 GUY ROBERTS	Code Number	WRA P/2020/0645
Agent	MR TOM BODEN 38 TOMKINSON STREET CHESTER CH2 3BX	Date Received	12/10/2020 04/03/2021
		Decision Date	

Town and Country Planning Act, 1990

Location of application

, 12, Ffordd Elan, Wrexham, , , LL12 7RG

Description of application

ESTYNIAD LLAWR CYNTAF I'R BUNGALO / FIRST FLOOR EXTENSION TO BUNGALOW

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

GDP1

Particulars of decision that permission be REFUSED

Reason(s)

1. The proposal, by virtue of its scale, flat roof, largely blank side (south) elevation and prominence along the street scene, would not accord with the character of the existing dwelling or site and would not make a positive contribution to the locality. The proposal would conflict with UDP Policy GDP1.

**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

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