

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 JOSHUA PRICE	Code No	GWE P/2020/0587
Agent	MR JOSHUA PRICE 6 FOX CLOSE SUMMERHILL WREXHAM LL11 4QH	Date Received	14/09/2020
		Decision Date	15/12/2020

Town and Country Planning Act, 1990

Location of application

6, FOX CLOSE, SUMMERHILL, WREXHAM, LL11 4QH

Description of application

NEWID DEFNYDD TIR I DDOMESTIG A FENNS FFIN (EDRYCH YN OL YN RHANNOL) / CHANGE OF USE OF LAND TO DOMESTIC AND BOUNDARY FENCE (PARTLY IN RETROSPECT)

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

Particulars of decision that permission be REFUSED

Reason(s)

1. The proposal, by virtue of the depth and raised height of this parcel of land, would result in overlooking impacts into the neighbouring property to the south and its associated curtilage, resulting in loss of privacy, to the detriment of its occupiers. The proposal would conflict with UDP Policy GDP1.
2. The excessive height of the fence results in an overly dominant feature and appears as a discordant addition in the locality. This is further exacerbated by the extent of tree loss which has occurred to facilitate the proposal, resulting in a development that does not accord with the character of the site and does not make a positive contribution to the locality, failing to accord 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