

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	MS SARA KAGAN	Code Number	HOL P/2020/0546
Agent	MR CHRIS CARR ARCHITECT PEAR TREE COTTAGE DUKE STREET SYCHDYN CH7 6EJ	Date Received	30/04/2020
		Decision Date	04/03/2021

Town and Country Planning Act, 1990

Location of application

THE COTTAGE, GREEN STREET, HOLT, WREXHAM, , LL13 9JF

Description of application

ESTYNIADAU CEFN AC OCHR / REAR AND SIDE EXTENSIONS

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

EC7	Conservation Areas
GDP1	Development objectives

Particulars of decision that permission be REFUSED

Reason(s)

1. The proposed two storey side extension, by virtue of its overall form, eaves height and use of materials and fenestration would not display any unity with the existing dwelling, failing to preserve or enhance the character and appearance of the Holt Conservation Area. The proposal would conflict with UDP Policies EC7 and GDP1.

Applicant MS SARA KAGAN

Code HOL P/2020/0546

Agent MR CHRIS CARR
ARCHITECT
PEAR TREE COTTAGE
DUKE STREET
SYCHDYN
CH7 6EJ

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Decision
Date



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