

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 CATHERINE JARVIS	Code Number	RHO P/2020/0183
Agent	HOME DESIGN SOLUTIONS LTD MR CARL HUGHES 25 MANLEY ROAD WREXHAM LL13 8HD	Date Received	16/03/2020
		Decision Date	30/07/2020

Town and Country Planning Act, 1990

Location of application

CAERNARVON HOUSE, PETER STREET, RHOSLLANERCHRUGOG,
WREXHAM, LL14 1RG

Description of application

DEMOLITION OF EXISTING FLAT ROOF EXTENSION AND ERECTION OF
NEW TWO STOREY SIDE AND REAR EXTENSION TO FORM 2 NEW
BEDROOMS OVER LARGER KITCHEN AND DINING ROOM

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 overall scale and appearance when viewed in relation to the main dwelling, plot size and surrounding locality would adversely impact on visual amenities of the area, conflicting with UDP Policy GDP1.
2. The proposal, by virtue of its height, depth and proximity to the boundary would result in overbearing impacts sufficient to result in harm to the neighbouring occupiers to the west, conflicting with UDP Policy GDP1 and LPG 21.



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