

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 ROGER HUGHES	Code Number	WRC P/2020/0616
Agent	MR ROGER HUGHES WENFA 24 WATS DYKE WAY GARDEN VILLAGE WREXHAM LL11 2TH	Date Received	06/05/2020
		Decision Date	12/01/2021

Town and Country Planning Act, 1990

Location of application

15, STANLEY STREET, HIGHTOWN, WREXHAM, LL13 8NU

Description of application

ADEILADU ARDAL DAN DO YN Y CEFN (YN OL DREMIOL) /
CONSTRUCTION OF REAR COVERED AREA (IN RETROSPECT)

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

GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment

Particulars of decision that permission be REFUSED

Reason(s)

1. The development has a detrimental impact upon the amenity of occupiers of nearby properties by way of its height and size and proximity to the boundary, and therefore conflicts policy GDP1(f) of the Wrexham Unitary Development Plan.
2. The development has a detrimental impact upon the visual amenity of the area and therefore conflicts with policy GDP1a of the Wrexham Unitary Development Plan.



**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