

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 HOWARD PEARSON	Code No	BRY P/2020/0597
Agent	TREVOR MENNELL PLANNING MR TREVOR MENNELL THE GABLES KENDRICKS BANK BAYSTON HILL SHREWSBURY SY3 0EH	Date Received	18/09/2020
		Decision Date	24/11/2020

Town and Country Planning Act, 1990

Location of application

LAND ADJACENT TO, 1 WHITEOAKS, BRYMBO ROAD, BWLCHGWYN, WREXHAM, LL11 5UJ

Description of application

CODI ANNEDD AR WAHAN / ERECTION OF DETACHED DWELLING

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

EC13	Surface water run-off
EC4	Hedgerows, Trees and Woodland
GDP1	Development objectives
H2	Residential development within settlements
T8	Parking

Particulars of decision that permission be REFUSED

Reason(s)

1. Due to its size, shape and relationship with the surrounding street scene, the erection of a dwelling on this land would be an overdevelopment of the site. The dwelling would appear cramped and would have a detrimental impact upon the appearance of the locality contrary to Policies H2 and GDP1(a) 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