

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	J HUMPHRIES	Code Number	WRO P/2020/0144
Agent	BOB DEWEY PLANNING MR B DEWEY THE GABLES LLANFYNYDD WREXHAM LL11 5HG	Date Received	03/03/2020
		Decision Date	15/10/2020

Town and Country Planning Act, 1990

Location of application

60, ALEXANDRA ROAD, WREXHAM, LL13 7SH

Description of application

DEMOLITION OF REAR OUTRIGGER AND ERECTION OF ONE AND TWO STOREY REAR EXTENSIONS TO DWELLING (IN PART 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
T8	Parking

Particulars of decision that permission be REFUSED

Reason(s)

1. By virtue of their scale and design, the proposed extensions would have a significant detrimental impact upon the occupiers of the adjoining property by way of over dominance and loss of daylight to, and outlook from, habitable rooms and external yard area. To allow the development would leave the affected areas feeling dark and claustrophobic and result in substandard living conditions contrary to Policy GDP1 of the Wrexham Unitary Development Plan and Local Planning Guidance Notes Nos. 20 'House Extensions' and 21 'Space around Dwellings'.

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MR B DEWEY
THE GABLES
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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