

Applicant	MR AND MRS WILLIAMS	Code Number	BAN P /2020 /0154
Agent	ELEVATION ONE MR SMION LITTLEWOOD BUILDING DESIGN LTD 25 ULEY ROAD DURSLEY GL11 4NJ	Date Received	04/03/2020
		Decision Date	24/07/2020

Town and Country Planning Act, 1990

Section 192 (as amended)

Certificate of Lawful Use of Proposed Use or Development

THE DONGRAY, STATION ROAD, BANGOR ON DEE, WREXHAM, LL13 0AG

APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE FOR THE PROPOSED SITING OF A MOBILE HOME FOR USE ANCILLARY TO THE MAIN DWELLING

The Wrexham County Borough Council hereby **refuses to certify** that on 04/03/2020 the above mentioned development would be lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 as amended for the following reason(s):-

REASONS(S)

1. The proposed brick plinth/platform which the mobile home would be sited on, would measure more than 30 centimetres above the surface of the ground directly below it. The proposal would fail to meet criteria (j) of Class E, Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013.
2. The land in which the mobile home would be sited does not form part of the residential curtilage of the main dwelling house. The proposal is therefore considered to be development requiring planning permission.



**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