

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	MRS JO TAYLOR	Code Number	GRE P/2020/0400
Agent	JWM DESIGN AND PLANNING MR JAMES MAINWARING 34 SHEEPHILL LANE NEW LONGTON PRESTON PR4 4YN	Date Received	21/07/2020
		Decision Date	05/10/2020

Town and Country Planning Act, 1990

Location of application

27, SUNNYRIDGE AVENUE, MARFORD, WREXHAM, LL12 8TE

Description of application

CODI GAREJ DRIPHLYG AR WAHÂN / ERECTION OF DETACHED TRIPLE GARAGE

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

EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment
T8	Parking

Particulars of decision that permission be REFUSED

Reason(s)

1. The development will have a detrimental impact upon the visual amenity of the area by reason of the size, location and height of the proposed structure and therefore conflicts with policies GDP1(a) and PS2 of the Wrexham Unitary Development Plan.
2. The application contains insufficient information to enable a proper assessment of the parking provision and impact on protected trees, and would therefore be contrary to policies GDP1(d), T8, PS2 and EC4 of the Wrexham Unitary Development Plan.

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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