

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 ANTONY JONES	Code Number	WOR P/2019/0911
Agent	BLUEPRINT LTD MR JACK FELGATE OFFICE 3K4 REDWITHER TOWER WREXHAM INDUSTRIAL ESTATE WREXHAM LL13 9XT	Date Received	12/12/2019
		Decision Date	09/04/2020

Town and Country Planning Act, 1990

Location of application

5, WHITEHOUSE MEWS, WORTHENBURY, WREXHAM, , LL13 0AW

Description of application

TWO-STOREY SIDE EXTENSION TO FORM LOUNGE WITH MASTER BEDROOM AND ENSUITE OVER

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

EC12	Development and flood risk
EC5	Special Landscape Areas
EC6	Biodiversity Conservation
EC7	Conservation Areas
GDP1	Development objectives
PS1	Settlement limits
PS11	Biodiversity
PS2	Development and the environment

Particulars of decision that permission be REFUSED

Reason(s)

1. The proposed development would compromise the approved surface water drainage scheme for the development as a whole, which lies close to a zone C2 floodplain. The proposal would therefore be contrary to policies EC12 and EC13 of the Wrexham UDP.

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Note(s) to applicant

The drawings referred to in this decision are:

J151/001 Existing plans and elevations

J151/003 Proposed plans and elevations

J151/004 Site and location 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