

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 I HARDING	Code No	WRR P/2020/0165
Agent	D S JONES & CO MR STEVE JONES 26 PROSPECT DRIVE COEDPOETH WREXHAM LL11 3PE	Date Received	09/03/2020
		Decision Date	16/04/2020

Town and Country Planning Act, 1990

Location of application

14 TO 16, REGENT STREET, WREXHAM, LL11 1SA

Description of application

AMENDMENTS TO PLANNING PERMISSION REF: P/2018/0480 TO INCREASE THE SIZE OF THE REAR EXTENSION AND TO ALLOW ALTERATIONS TO THE INTERNAL FLOOR LAYOUT TO INCREASE THE NUMBER OF APARTMENTS FROM 4 NO. TO 6 NO. ONE BEDROOM APARTMENTS ON THE FIRST, SECOND AND THIRD FLOORS OF THE BUILDING.

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

GDP1	Development Objectives
PS2	Development and the Environment
H2	Housing in Settlement Limits
T8	Parking
EC7	Conservation Areas

Particulars of decision that permission be REFUSED

Reason

By virtue of the lack of sufficient natural daylight, ventilation and outlook for the proposed habitable rooms (kitchens / diners and bedrooms), the proposed development would be to the detriment of the residential amenities of the future occupiers of the proposed apartments. The proposed would be an overdevelopment of the site resulting in a substandard level of residential accommodation contrary to Policies GDP1 and H2 of the Wrexham Unitary Development Plan and the advice contained within the amplifying Local Planning Guidance Notes Nos. 20 'House Extensions' and 21 'Space around Dwellings'

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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