

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 NICK WHITE	Code Number	MIN P/2020/0133
Agent	MR GERAINT EDWARDS 36 PLAS TIRION JOHNSTOWN WREXHAM LL14 1UR	Date Received	26/02/2020 17/04/2020
		Decision Date	

Town and Country Planning Act, 1990

Location of application

, NEWBRIDGE COTTAGE, PENTRE, MINERA, WREXHAM, LL11 3DW

Description of application

EXTENSION TO EXISTING GARAGE AND CAR PORT TO INCLUDE INCREASING THE ROOF HEIGHT BY 1M AND USE OF THE LOFT SPACE TO FORM HOME OFFICE WITH 3 NO. ROOF LIGHTS AND GLAZED DOOR TO JULIET BALCONY AND USE OF GROUND FLOOR AS GARAGE, WORKSHOP SPACE AND UTILITY ROOM

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

GDP1, LPG 13

Particulars of decision that permission be REFUSED

Reason(s)

1. The scale of the proposed development is excessive and limited justification has been submitted with the application to demonstrate why an ancillary outbuilding of this size is required on the site. The proposal would be in conflict with UDP Policy GDP1 and LPG 13.

A handwritten signature in black ink, appearing to be 'L. Edwards'.

**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

