

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 RYAN BELLIS	Code No	BRY P/2018/0970
Agent	REAL PLANNING MR GERRY KELLETT DUNMORE CHURCH STREET PENYCAE WREXHAM LL14 2RL	Date Received	15/11/2018
		Decision Date	12/12/2018

Town and Country Planning Act, 1990

Location of application

BRYN AWEN, FRON HEULOG HILL, BWLCHGWYN, WREXHAM, LL11 5YH

Description of application

CONSTRUCTION OF NEW ACCESS, ALTERATION TO EXISTING ACCESS, CONSTRUCTION OF DRIVEWAY AND HARDSTANDING / PARKING AREA (IN RETROSPECT) ON LAND ADJACENT TO BRYN AWEN

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

Particulars of decision that permission be REFUSED

Reason(s)

1. The proposal, by virtue of its scale, siting to the side of the property and hard, urbanising appearance is considered would adversely impact on the character and appearance of this open countryside location. The proposal would not comply with UDP Policies PS2 and GDP1 and would be contrary to the provision set out in Local Planning Guidance Note 14. There are no material considerations which would justify a departure from local plan policy in allowing approval of this scheme.



**Officer Appointed for this purpose
Head of Environment and Planning**

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