

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 MARK WILKINS BLUSKY DEVELOPMENT LTD	Code No	WRO P/2017/0674
Agent	CB ARCHITECTURAL DESIGN MR CRAIG BAUGH 41 FOSTER ROAD WREXHAM LL11 2LT	Date Received	07/08/2017
		Decision Date	02/10/2017

Town and Country Planning Act, 1990

Location of application

61, REGENT STREET, WREXHAM, LL11 1PF

Description of application

CONVERSION OF EXISTING COMMERCIAL PROPERTY INTO 5
BEDROOM HMO

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

EC7	Conservation Areas
GDP1	Development objectives
PS1	Settlement limits

Particulars of decision that permission be REFUSED

Reason(s)

1. The proposed amenity area is considered substandard and does not provide sufficient space for bin storage, drying areas or recreation space for future occupants. To allow the development would therefore be contrary to Policy GDP1 of the adopted Wrexham Unitary Development Plan.



**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