

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 & MRS HOLMES

Code Number GRE P/2017/0034

Agent CHESHIRE HOUSE PLANS
MRS JULIE HORNER
HAWKSVIEW COTTAGE
CHURCH ROAD
TILSTON
MALPAS
SY14 7HB

Date Received 17/01/2017

Decision Date 14/02/2017

Town and Country Planning Act, 1990

Location of application

17 YEW TREE COURT, GRESFORD, WREXHAM, LL12 8ET

Description of application

SINGLE-STOREY FRONT AND REAR EXTENSIONS AND TWO STOREY SIDE EXTENSION

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

GDP1	Development objectives
PS2	Development and the environment
T8	Parking

Particulars of decision that permission be REFUSED

Reason(s)

1. The development would have a significant detrimental impact upon the occupiers of the adjacent property by way of significant loss of daylight to, any outlook from, habitable rooms. To allow the development would leave the affected rooms feeling dark and claustrophobic and therefore conflicts with policy GDP1 of the Wrexham Unitary Development Plan and Local Planning Guidance Notes No. 20 'House Extensions' and No. 21 'Space around Dwellings'.

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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