

In pursuance of its powers under the Acts an 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 C EVANS	Code No	HAN P/2014/0687
Agent	BASE ARCHITECTURE & DESIGN MR H REECE UNIT 1 NEXUS SHREWSBURY SHROPSHIRE SY1 1PT	Date Received	09/09/2014
		Decision Date	03/11/2014

Town and Country Planning Act, 1990

Location of application

LAND AT WILLINGTON GRANGE, HORSEMANS GREEN, WHITCHURCH,
SY13 3BZ

Description of application

ERECTION OF DETACHED DWELLING (3 BEDROOMS) AND NEW
VEHICULAR ACCESS

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

EC4	Hedgerows, Trees and Woodland
GDP1	Development objectives
H5	Housing in the countryside
PS1	Settlement limits
PS2	Development and the environment
PS3	Brownfield Land

Particulars of decision that permission be REFUSED

Reason(s)

1. The proposed development would be unsatisfactory and undesirable because the development involves a greenfield site and it is located outside any settlement limits as defined in the Wrexham Unitary Development Plan. To allow the development would be materially detrimental to the countryside and it would represent an undesirable visual intrusion into the landscape. The development does not maintain existing settlement patterns and it would not accord with the character of the site or make a positive contribution to the appearance of the locality. The development therefore conflicts with Policies PS1, PS2, PS4, GDP1a) and H5 of the Wrexham Unitary Development Plan.

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Note(s) to applicant

You are advised that the application was submitted without a BS 5837:2012 tree survey and arboricultural impact assessment, and it should be noted that this information is required if the principle of development at this location was deemed acceptable. In that event, it is possible that the assessment may require the layout of the development to be adjusted to allow adequate protection to existing trees.



Officer Appointed for this purpose
Head of Community Wellbeing and Development

Refer to the Statement of Applicant's Rights and General Information enclosed or refer to the following link:-

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm