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

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant Mrs Andrea Lightwood

Agent Jack Felgate
23 FFORDD ESTYN,
GARDEN VILLAGE,
WREXHAM, LL11 2SS

Reference P/2025/0313

Date Received 22/04/2024

Decision Date 21/08/2025

Town and Country Planning Act, 1990

Location of Application

LOWER OAK FARM, OAK ROAD, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9RG

Description of Application

CODI ADEILAD ALLANOL NEWYDD
ERECTION OF REPLACEMENT OUTBUILDING

In reaching this decision the Council has had regard to the following relevant policies: -

Development Plan Policies:

GDP 1- Development Objectives
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development
PS8 - Transport
T8 - Parking

Particulars of decision : REFUSED

Reason(s)

1. The proposed outbuilding, by virtue of its inappropriate scale and design would result in a building that is not in-keeping or subservient to the existing dwelling and would create a detrimental negative impact upon the rural character of the setting, harming the visual amenities of the surrounding area. The proposal is therefore considered to be unacceptable and to be contrary to the requirements of Policies PS1, PS2 and GDP1 of the Wrexham Unitary Development Plan and to the advice set out in LPGN 13.

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David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wrecsam
Chief Officer Economy and Planning, Wrexham County Borough Council

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council