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 Dr Nigel Hudson

Reference P/2025/0583

Decision Date 09/10/2025

Town and Country Planning Act, 1990

Location of Application

2 MAREILIAN AVENUE, MARFORD, WREXHAM, LL12 8LL

Description of Application

ESTYNIAD I GAREG AC ADDASU'N ANECS

EXTENSION TO GARAGE AND CONVERSION TO ANNEXE

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
T8 - Parking
H2 - Residential Development (of Unannotated Land) within Settlements

Particulars of decision : REFUSED

Reason(s)

1. The development, by virtue of its inappropriate scale and design, would cause a negative impact upon the spacious character of the area and would form an incongruous design feature within the street scene, harming the visual amenities of the area. The development is therefore contrary to the requirements of Policies GDP1 and PS2 of the Wrexham Unitary Development Plan and TAN 12 (Design).

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Applicant Dr Nigel Hudson

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Decision Date 09/10/2025

Ian Jones

Prif Swyddog Dros Dro Yr Economi a Chynllunio
Interim Chief Officer Economy and Planning

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