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 Mr J Jones

Agent Mr Sean Caddick
13 Belvidere Walk,
Shrewsbury, SY2 5LT

Reference P/2025/0589

Date Received 29/07/2025

Decision Date 10/10/2025

Town and Country Planning Act, 1990

Location of Application

28 CAE GLAS, COEDPOETH, WREXHAM, LL11 3PQ

Description of Application

ESTYNIAD DEULAWR I OCHR YR EIDDO A ADEILADU FFENS I OCHR YR EIDDO

TWO STOREY SIDE EXTENSION AND ERECTION OF FENCE TO SIDE

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

Particulars of decision : REFUSED

Reason(s)

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1. The development, by virtue of inappropriate siting and scale within a largely open and prominent corner plot, would cause a negative impact upon the character of the host 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, TAN 12 (Design) and Wrexham Local Planning Guidance Note 20.

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