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 Peter Healey

Agent Silas Willoughby
167-169 Great
Portland Street,
London, United
Kingdom, W1W 5PF

Reference P/2024/1694

Date Received 19/12/2024

Decision Date 23/10/2025

Town and Country Planning Act, 1990

Location of Application

39 CLIFTON AVENUE, BRYMBO, WREXHAM, LL11 5FS

Description of Application

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ERECTION OF DOUBLE GARAGE AND FORMATION OF NEW VEHICULAR ACCESS

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
PS2 - Broad Location of Development
T8 - Parking

Particulars of decision : REFUSED

Reason(s)

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1. The development will have a detrimental impact on the surrounding built environment and as a result does not accord with the prevailing character of the site and does not make a positive contribution to the appearance of the nearby locality and therefore conflicts with policies GDP1 and PS2 of the Wrexham Unitary Development Plan.

2. The development will have a detrimental impact upon the amenity of occupiers of a nearby properties by way of scale and design therefore conflicts with policy GDP1 of the Wrexham Unitary Development Plan.

3. Due to the loss of existing parking spaces the development will cause parking problems in the locality leading to congestion and/or highway safety problems. The development therefore conflicts with policies T8 and GDP1 of the Wrexham Unitary Development Plan.

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