

In pursuance of its powers under the Acts and 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	MRS MAU YEUN CHAN MRS MAU YEUN CHAN	Code Number	MIN P/2023/0511
Agent	MR LIAM GOODING LDM GROUP CLARENCE ARCADE STAMFORD STREET ASHTON UNDER LYME OL6 7LR	Date Received	12/06/2023
		Decision Date	21/12/2023

Town and Country Planning Act, 1990

Location of application

BRYN AWEL, FFORDD UCHAF, GWYNFRYN, WREXHAM, LL11 5UN

Description of application

ESTYNIAD DEULAWR AR FLAEN YR EIDDO A ESTYNIAD LLAWR
CYNTAF I GEFN YR EIDDO / TWO STOREY FRONT EXTENSION AND
FIRST FLOOR REAR EXTENSION

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

GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment
T8	Parking

Particulars of decision that permission be REFUSED

Reason(s)

1. The development is considered to be out of scale with the character of the existing dwelling and will have a detrimental impact upon the character of the area, and therefore conflicts with policy GDP1a of the Wrexham Unitary Development Plan.

Applicant MRS MAU YEUN CHAN
MRS MAU YEUN CHAN

**Code
Number** MIN P/2023/0511

Agent MR LIAM GOODING
LDM GROUP
CLARENCE ARCADE
STAMFORD STREET
ASHTON UNDER LYME
OL6 7LR

**Date
Received** 12/06/2023

**Decision
Date** 21/12/2023



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio
Chief Officer Economy and Planning

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

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