

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	MR MARK AND MR MATTHEW NORRIS-HAMILTON	Code Number	BRO P/2023/0443
Agent	PLANDE - PLANNING CONSULTANTS 27 WREXHAM ROAD BRYNTEG WREXHAM LL11 6HP	Date Received	29/06/2023
		Decision Date	21/12/2023

Town and Country Planning Act, 1990

Location of application

27, WREXHAM ROAD, BRYNTEG, WREXHAM, LL11 6HP

Description of application

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

Particulars of decision that permission be REFUSED

Reason(s)

1. The development, by virtue of its large scale and elevated position, would cause an adverse impact upon neighbouring residential amenity in terms of additional noise, overlooking and by being visually overbearing. The development is therefore contrary to the requirements of Policy GDP1 of the Wrexham Unitary Development Plan and Policy DM1 of the draft Wrexham Local Development Plan

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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