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 IAN BITHELL

Reference P/2025/0777

Decision Date 08/12/2025

Town and Country Planning Act, 1990

Location of Application

THISELDO, 15 STANCLIFFE AVENUE, MARFORD, WREXHAM, LL12 8LN

Description of Application

DYMCHWEL HEULFAN A CHODI ESTYNIAD CEFN DEULAWR

DEMOLITION OF CONSERVATORY AND ERECTION OF TWO STOREY REAR EXTENSION

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

Particulars of decision : REFUSED

Reason(s)

1. The development would cause a negative impact upon the character of the host dwelling through over dominance in scale and mass harming the visual amenities and character of the property. 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.

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Applicant MR IAN BITHELL

Reference P/2025/0777

Decision Date 08/12/2025

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