

Applicant MRS JO MARSH

Reference P/2024/0198

Agent MR BEN GARNETT
BASE
23 CHRISTLETON
ROAD
CHESTER
CH3 5UF

Date Received 08/03/2024

Decision Date 06/06/2024

Town and Country Planning Act, 1990

Location of Application

40 SANDRINGHAM ROAD, WREXHAM, LL11 2RE

Description of Application

ESTYNIAD UNLLAWR I OCHR A CHEFN YR EIDDO
/ SINGLE STOREY REAR AND SIDE EXTENSION

In reaching this decision the Council has had regard to the following relevant policies: -

National Policies and Technical Advice Notes (TAN):

TAN 12 : Design

Wrexham Local Development 2013 – 2028:

DM1- Development Management Considerations

SP12 - Design Principles & Masterplanning Framework

SP2 - Location of Development

Revision	Date	Description of Decision
0	06/06/2024	Planning permission issued

Particulars of decision: GRANTED subject to the following:-

Condition(s)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

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2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
 1. PL-002 - Proposed Site Plan
 2. PL-003 REV A - Proposed Floor Plans
 3. PL-004 REV A - Proposed Elevations
 4. PL-007 - Proposed Parking Layout Plan
 5. Green Infrastructure Statement
3. The development hereby permitted shall not be occupied until measures to deliver net benefit for biodiversity (NBB) show on PL-003 Rev A PL-004 Rev A and have been implemented in full. The measures shall thereafter maintained for the lifetime of the development.
4. Prior to their use on the development hereby permitted, samples of the materials to be used in the construction of the external surfaces of the development shall be submitted for the written approval of the Local Planning Authority. Development shall be carried out in accordance with the details that are approved.

Reason(s)

- 1 To comply with Section 91(3) of the Town and Country Planning Act, 1990.
- 2 To comply with Section 91(3) of the Town and Country Planning Act, 1990.
- 3 To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.
- 4 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DM1, SP12 and SP14 of the Wrexham Local Development Plan.

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



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Note(s) to applicant

The permission hereby granted does not authorise encroachment upon, or interference with, the adjoining property.

You are advised that building work which involves work on an existing wall shared with another property, building on the boundary with a neighbouring property or excavating near a neighbouring building may require the separate consent of the neighbour under the provisions of the Party Wall Act. If you require further information or advice please contact the Building Control Section on 01978 298884.

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

David Fitzsimon

***Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wreccsam
Chief Officer Economy and Planning, Wrexham County Borough Council***

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

[Planning and building control | Wrexham County Borough Council](#)