**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** Karen Hughes

**Reference** P/2024/1115

**Agent** Mr Stuart Hatherall
Blueprint Architectural Services, Redwither Tower, Redwither Business Park, Wrexham, United Kingdom, LL13 9XT

**Date Received** 18/06/2024

**Decision Date** 23/08/2024

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## Town and Country Planning Act, 1990

### Location of Application

9 WHITEHEAD DRIVE, NEW BROUGHTON, WREXHAM, LL11 6BZ

### Description of Application

ESTYNIAD DEULAWR I GEFN YR EIDDO / TWO STOREY REAR 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
TAN 18 : Transport
TAN 5 : Nature Conservation and Planning

### Wrexham Local Development 2013 – 2028:

DM1- Development Management Considerations
SP2 - Location of Development
SP12 - Design Principles & Masterplanning Framework
SP14 - Natural Environment
T1 - Managing Transport Impacts

| Revision | Date | Description of Decision |
|---|---|---|
| 0 | 23/08/2024 | Planning permission issued |

### Particulars of decision : GRANTED subject to the following:-

### Condition(s)

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

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): DWG No. H169/003 Proposed Floor and Elevation Plans and DWG No. 169/004 Site and Location Plans.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

**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 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.

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

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Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council