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 & Mrs John & Barbara Cowie

Agent Mr Stuart Clark
207 Cotton Exchange,
Bixteth St, Liverpool,
United Kingdom, L3
9LQ

Reference P/2024/1437

Date Received 17/09/2024

Decision Date 28/11/2024

Town and Country Planning Act, 1990

Location of Application

5 HERMITAGE DRIVE, WREXHAM, LL13 7EY

Description of Application

ESTYNIAD LLAWR CYNTAF I OCHR YR EIDDO A GOSOD FFENESTR AR Y WAL OCHR AR YR AIL LAWR
FIRST FLOOR SIDE EXTENSION AND INSTALLATION OF SECOND FLOOR WINDOW IN SIDE ELEVATION

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 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
SP11 - Transport and Accessibility
SP14 - Natural Environment
T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	28/11/2024	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): Proposed Drawings - dated 13/09/2024, Case Number 2003 & Drg Number 003, Site Location Plan - dated 13/09/2024, Case Number 2003 & Drg Number 001 and Supporting Information dated the 17th October 2024.

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.

4. Before the development hereby permitted is brought into use, the window in the elevation facing Number 4 Heritage Drive located in Bedroom 5 of Number 5 Hermitage Drive shown on Drawing Number 003, Revision P01, dated 13/09/2024 shall be fitted with obscured glazing to Pilkington Level 3 or equivalent and all parts of the window shall also be non-opening. The windows shall be permanently retained in that condition thereafter.

5. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on Supporting Statement dated 17th October 2024 and Proposed Drawings - dated 13/09/2024, Case Number 2003 & Drg Number 003 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

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.

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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.

4 To protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Development Plan.

5 To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

Note(s) to applicant

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 Wrecsam
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