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 - Hughes

Agent Mr Tom Smith
Soughton House, 2
Nicholas Street Mews,
Chester, CH1 2NS

Reference P/2024/1539

Date Received 28/10/2024

Decision Date 07/02/2025

Town and Country Planning Act, 1990

Location of Application

ALTHREY COTTAGE, OVERTON ROAD, BANGOR ON DEE, WREXHAM, LL13 0DA

Description of Application

ESTYNIAD CEFN UNLLAWR, ADDASIADAU I'R TALCEN I'R GOLEDDF, ADDASIADAU I'R DRYSAU A FFENESTRI, ESTYNIAD I DO'R PORTSH A GOSOD GIÂT MYNEDIAD
SINGLE STOREY REAR EXTENSION, ALTERATIONS TO PITCH TO GABLE, ALTERATIONS TO DOORS AND WINDOWS, EXTENSION TO PORCH ROOF AND INSTALLATION OF ACCESS GATE

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
SP14 - Natural Environment
SP19 - Green Infrastructure
SP2 - Location of Development
T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	07/02/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

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Condition(s)

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): EX04 Rev A, PL04 Rev X, PL01 Rev A, PL02 Rev A, PL03 Rev A and 1084-ASRI-XX-XX-DR-L-2000 Rev P06.

3. The landscaping scheme shown on 1084-ASRI-XX-XX-DR-L-2000 Rev P06 shall be fully implemented in strict accordance prior to the first use of the development, with the exception of soft landscaping which shall be carried out in the first planting season (November to March) or seeding season (April to September) following the first use. Any trees, hedgerows or plants which, within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

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.

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

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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