

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



Applicant Mr & Mrs Roberts

Reference P/2024/1600

Agent Mr Robert Evans
4, Dee Fords Avenue,
Chester, CH3 5UP

Date Received 18/11/2024

Decision Date 21/02/2025

Town and Country Planning Act, 1990

Location of Application

2 NEW COTTAGES, 63 HARWOODS LANE, ROSSETT, WREXHAM, LL12 0HB

Description of Application

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ERECTION OF ANNEXE, ANCILLARY TO MAIN DWELLING

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	21/02/2025	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): 451-001 P1, 451-002 P1, 451-003 P2 and 451-005 P1.
3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on 451-005 P1 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.
4. The building shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling house known as 63 Harwoods Lane, Rossett, Wrexham, LL12 0EU.
5. Before the development hereby permitted is brought into use, the windows in the elevation facing west shall be fitted with obscured glazing to Pilkington Level 3 of equivalent. The windows shall be permanently retained in that condition thereafter.

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 comply with the provisions of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.
5. To protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Development Plan.

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Note(s) to applicant

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

A handwritten signature in black ink, appearing to be 'DF', written over a light blue horizontal line.

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](#)