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 N Grimes

Agent Mrs PET TWIGG
HOLMCROFT,
TOWNFIELD LANE,
TARVIN, United
Kingdom, CH3 8EG

Reference P/2024/1705

Date Received 30/12/2024

Decision Date 18/03/2025

Town and Country Planning Act, 1990

Location of Application

4 GAMFORD COTTAGES, GAMFORD LANE, ROSSETT, WREXHAM, LL12 0EP

Description of Application

ADDASIADAU I'R TO A ESTYNIADAU UNLLAWR A DEULAWR I GEFN YR EIDDO

ALTERATIONS TO ROOF AND SINGLE AND TWO STOREY REAR EXTENSIONS

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
SP2 - Location of Development
SP6 - Green Wedge
T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	18/03/2025	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): 1) Existing Floor Plans & Location Plan - dated November 2024 - Job Number 238-100 - Drawing Number 238-100 Revision P1, 2) Existing & Proposed Rear Perspective - dated November 2024 - Job Number 238-100 - Drawing Number 238-104 - Revision P1, 3) Elevations Proposed - dated November 2024 - Job Number 238-100 - Drawing Number - 238-103 - Revision P1, 4) Plans as Proposed - dated November 2024 - Job Number 238-100 - Drawing Number - 238-102 - Revision P1 and 5) Neighbour Perspective Images - dated November 2024 - Job Number 238-100 - Drawing Number - 238-105 - Revision P1.

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. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) highlighted on the accompanying Green Infrastructure Statement 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.

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

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