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 G AND MRS T BELLIS

Agent T BRIDLE
C/O TOWNAND
COUNTRY GARAGE
BROUGHTON HALL
ROAD BROUGHTON
CHESTER CH4 0QR

Reference P/2024/1092

Date Received 28/05/2024

Decision Date 20/03/2025

Town and Country Planning Act, 1990

Location of Application

WHITE ROSE COTTAGE, WREXHAM ROAD, HOLT, WREXHAM, LL13 9YU

Description of Application

ESTYNIAD DEULAWR I OCHR YR EIDDO

TWO STOREY SIDE 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

Wrexham Local Development 2013 – 2028:
DM1 - Development Management Considerations
SP12 - Design Principles & Masterplanning Framework
SP2 - Location of Development
T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	20/03/2025	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.

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 G AND MRS T BELLIS

Reference P/2024/1092

Agent T BRIDLE
C/O TOWNAND
COUNTRY GARAGE
BROUGHTON HALL
ROAD BROUGHTON
CHESTER CH4 0QR

Date Received 28/05/2024

Decision Date 20/03/2025

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): 2403-02 REV AR1, 2403-SLP REV AR1, 2403-03 REV PR4

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) shown on 2403-03 REV PR4 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

5. No external illumination within the site shall take place before a lighting scheme has been submitted to and agreed in writing by the Local Planning Authority. The lighting scheme shall be installed and operated in accordance with the approved details. No other lighting shall be used on any external part 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

Applicant MR G AND MRS T BELLIS

Agent T BRIDLE
C/O TOWNAND
COUNTRY GARAGE
BROUGHTON HALL
ROAD BROUGHTON
CHESTER CH4 0QR

Reference P/2024/1092

Date Received 28/05/2024

Decision Date 20/03/2025

5. In order to protect wildlife interests in accordance with Policies DM1 and SP14, NE1 and NE2 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

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