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 ANDREW HARPER

Agent Mr Mark Willacy
Penmon House,, 76,
Hoole Road, Hoole,
Chester, United
Kingdom, CH2 3NL

Reference P/2025/0092

Date Received 03/02/2025

Decision Date 28/03/2025

Town and Country Planning Act, 1990

Location of Application

GABRIEL HOUSE, DARLAND LANE, ROSSETT, WREXHAM, LL12 0BA

Description of Application

ESTYNIADAU OCHR UNLLAWR, ADDASIAD I FFENESTRI OCHR AC YCHWANEGU BALCONI OCHR

SINGLE STOREY SIDE EXTENSIONS, ALTERATION TO SIDE WINDOWS AND ADDITION OF A SIDE BALCONY

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

SP14 - Natural Environment

SP2 - Location of Development

T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	28/03/2025	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): 1) Block/Location Plan - dated 3rd Feb - Job number MSW208 and Drawing Number L01, 2) Proposed First and Second Floor Plans dated 29th Jan - Job number MSW208 and Drawing Number PRFF01 - Revision A dated 19th March and 3) Proposed Elevations dated 29th Jan - Job number MSW208 and Drawing Number PREL01 - Revision B dated 19th March

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) included within the accompanying email dated 7th March and the details included within the Proposed Ground Floor Plan dated the 29th Jan - job number MSW208 - drawing number PRG01 - Rev A dated 7th March 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 ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.



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