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 Mrs Non Jones

Agent Mr Geraint Edwards
36 Plas Tirion,
Johnstown, Wrexham,
United Kingdom, LL14
1UR

Reference P/2025/0135

Date Received 14/02/2025

Decision Date 09/04/2025

Town and Country Planning Act, 1990

Location of Application

BRYN AWEL, PANT HILL, RHOSLLANERCHRUGOG, WREXHAM, LL14 2DB

Description of Application

ESTYNIAD I GAREG AC ADDASU'N ANECS / EXTENSION TO GARAGE AND CONVERSION TO ANNEXE

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

H6 - Conversion of Buildings to Self-Contained Flats or Houses in Multiple Occupation (HMOs)

SP12 - Design Principles & Masterplanning Framework

SP2 - Location of Development

T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	09/04/2025	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):A001 A101, A102 REV B,

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 A102 REV B, have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

5. The building shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling house known as Bryn Awel, Pant Hill, Rhosllanerchrugog, Wrexham, LL14 2DB

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.

5 The accommodation relies in an interdependency with the main dwelling in respect of curtilage and access that would make it unsuitable for use as a separate dwelling. It is therefore necessary to limit the use to one ancillary to the main dwelling in the interests of residential amenity considerations, in accordance with policy DM1 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