**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 Hobbs

**Agent** Mr Spencer Cullis
25 Sunningdale Close,
Wrexham, United
Kingdom, LL13 9QU

**Reference** P/2025/0374

**Date Received** 28/04/2025

**Decision Date** 19/06/2025

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## Town and Country Planning Act, 1990

### Location of Application

RAVEN OAK, THE GREEN, ROSSETT, WREXHAM, LL12 0DS

### Description of Application

ESTYNIAD UNLLAWR I GEFN YR EIDDO

SINGLE STOREY REAR 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
TAN 5 : Nature Conservation and Planning

**Development Plan:**
GDP1 - Development Objectives
PS8 - Transport
PS1 - Broad Location of Development
PS2 - Broad Location of Development
PS11 - Biodiversity

| Revision | Date | Description of Decision |
|---|---|---|
| 0 | 19/06/2025 | Planning permission issued |

**Particulars of decision : GRANTED subject to the following:-**

**Condition(s)**

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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) Proposed Floor plan & Site Plan - dated April 2025 - Drawing Number PD319/03, 2) Existing Floor plan & Location Plans - dated April 2025 - Drawing Number PD319/01 and 3) Proposed Elevations - dated April 2025 - Drawing Number PD319/04 and Accompanying Application Form.

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on the accompanying Green Infrastructure Statement and Proposed Elevations - dated April 2025 - Drawing Number PD319/04 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 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***

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