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 Alex Derosa

Reference P/2025/0402

Agent Mr Andrew Gamble
Calbourne, Church Lane, Guilden Sutton, Chester, United Kingdom, CH3 7EW

Date Received 14/05/2025

Decision Date 26/06/2025

Town and Country Planning Act, 1990

Location of Application

21 WESTON DRIVE, WREXHAM, LL11 2DE

Description of Application

ESTYNIAD UNLLAWR I GEFN YR EIDDO, CODI PORTSH BLAEN, ADEILADU GAREJ A RENDRO POB GWEDDLUN

SINGLE STOREY REAR EXTENSION, ERECTION OF FRONT PORCH, ERECTION OF GARAGE AND RENDER TO ALL ELEVATIONS

In reaching this decision the Council has had regard to the following relevant policies: -

National Policies and Technical Advice Notes (TAN):
TAN 12 : Design

Development Plan:
PS1 Broad Location of Development (Settlement Limits)
PS2 Broad Location of Development (Not materially affect countryside, landscape, townscape, open space, natural environment)
PS8 Transport
PS11 Biodiversity
GDP1 Development Objectives (General Development Principles)

Revision	Date	Description of Decision
0	26/06/2025	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): D037/04.

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown within the Green Infrastructure Statement have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

4. The building at the rear shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling house known as 21 Weston Drive, LL11 2DE.

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.

4. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

The permission hereby granted does not authorise encroachment upon, or interference with, the adjoining property.

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Applicant Mr Alex Derosa

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Calbourne, Church Lane, Guilden Sutton, Chester, United Kingdom, CH3 7EW

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You are advised that building work which involves work on an existing wall shared with another property, building on the boundary with a neighbouring property or excavating near a neighbouring building may require the separate consent of the neighbour under the provisions of the Party Wall Act. If you require further information or advice please contact the Building Control Section on 01978 298884.



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