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 Robert Alyn Griffiths

Agent Mr Jack Felgate
3 Oakmere Drive,
Chester, United
Kingdom, CH3 5SD

Reference P/2025/0415

Date Received 19/05/2025

Decision Date 09/07/2025

Town and Country Planning Act, 1990

Location of Application

ROSLYN, 7 ROSE HILL, BRYNTEG, WREXHAM, LL11 6LL

Description of Application

ESTYNIAD UNLLAWR I OCHR A CHEFN YR EIDDO I FFURFIO ANECS

SINGLE STOREY SIDE AND REAR EXTENSION TO FORM ANNEXE

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

Development Plan Policies:

GDP 1- Development Objectives
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development
PS8 - Transport

Revision	Date	Description of Decision
0	09/07/2025	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.

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2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): Proposed | Location Plan G012.1.004 2 – 2, Proposed | Site Plan G012.1.004 1 – 2, Proposed | Floor Plan G012.1.002 1 – 2 and Proposed | Elevations G012.1.002 2 – 2.

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

4. Before the development hereby permitted is brought into use, the window in the front elevation of the annexe facing south east shall be fitted with obscured glazing to Pilkington Level 3 of equivalent. The window shall be permanently retained in that condition thereafter.

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 the annexe and nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

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 Robert Alyn Griffiths

Agent Mr Jack Felgate
3 Oakmere Drive,
Chester, United
Kingdom, CH3 5SD

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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