

In pursuance of its powers under the Acts and 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 AND MRS I BOAM	Code Number	BRN P/2022/0090
Agent	RACHEL SAXTY AND ANDREW HEWITT ARH ARCHITECTURAL DESIGN 206 LIVERPOOL ROAD WHITCHURCH SY13 1UT	Date Received	26/01/2022
		Decision Date	08/03/2022

Town and Country Planning Act, 1990

Location of application

WHITEGATES COTTAGE, FENNS BANK, WHITCHURCH, WREXHAM, SY13 3NZ

Description of application

ESTYNIADAU UNLLAWR I OCHR A ADEILADU CYNTEDD / SINGLE STOREY SIDE EXTENSION AND ERECTION OF PORCH

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

GDP1	Development objectives
PS2	Development and the environment

Revision	Date	Description of Decision
0	08/03/2022	Planning permission issued
1	27/04/2023	Non Material Amendment, P/2023/0193 issued.
2	26/09/2023	Non Material Amendment, P/2023/0444 issued.

Particulars of decision that permission be 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.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered SHA/111 03 Proposed

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plans and elevations SHA/111 00 Site plan and location plan and as contained within the application documentation.

Non Material Amendment application : P/2023/0193 Amendments :
Approved Plans SHA/111/03 Rev A, SHA 111/00 Rev A **Approved by :**
Wrexham County Borough Council **Date:** 27/04/2023

Non Material Amendment application : P/2023/0444 Amendments :
Approved Plans SHA111/03 REV A, SHA111/03 REV B **Approved by :**
Wrexham County Borough Council **Date:** 26/09/2023

3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
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 GDP1 and PS2 of the Wrexham Unitary Development Plan.



Officer Appointed for this purpose
Chief Officer Planning & Regulatory

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm

