

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	LISA EDWARDS	Code Number	BAN P/2021/0875
Agent	CRAIG BAUGH CB ARCHITECTURAL DESIGN 41 FOSTER ROAD WREXHAM LL11 2LT	Date Received	02/09/2021
		Decision Date	06/12/2021

Town and Country Planning Act, 1990

Location of application

18, SANDOWN ROAD, BANGOR ON DEE, WREXHAM, LL13 0JA

Description of application

ESTYNIAD UNLLAWR AR Y CEFN AC ESTYNIAD AR LEFEL LLAWR
CYNTAF DROS ADEILADU UNLLAWR PRESENNOL / SINGLE STOREY
REAR EXTENSION AND EXTENSION AT FIRST FLOOR LEVEL OVER
EXISTING SINGLE STOREY BUILDING

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

EC12	Development and flood risk
EC13	Surface water run-off
EC6	Biodiversity Conservation
GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	06/12/2021	Planning permission 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.

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2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered:

L(-)01A Location Plan

L(-)05A Existing and proposed block plan

Sk01C Proposed ground floor

Sk02C Proposed first floor plan

Sk03C Proposed elevations

and as contained within the application documentation.

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

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification), any window or opening in the elevation of the dwelling and extension facing east or west shall only be glazed or re-glazed using obscure glass which shall thereafter be permanently retained.

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.

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

You are advised that the planning permission hereby granted does not authorise any building over, diversion, connection or other interference with any sewer, public or private, which crosses the site. You are advised to contact Welsh Water, PO Box 10, Treharris, CF46 6XZ (Tel: 01443 331155) in this regard, prior to undertaking any groundwork in connection with the development. Should you be required to depart from the details hereby approved, you should contact the Council's planning department to seek

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further advice with regard to the submission of amended plans and / or a new planning application.

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



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

