

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 & MRS GROVES	Code Number	BRO P/2023/0314
Agent	FIXED PRICE ARCHITECTURE LTD MISS DANIELLE PARRY 282 LEIGH ROAD LEIGH ON SEA SS9 1BW	Date Received	12/05/2023
		Decision Date	30/06/2023

Town and Country Planning Act, 1990

Location of application

Y GILFACH, PISGAH HILL, PENTRE BROUGHTON, WREXHAM, LL11 6DB

Description of application

DYMCHWEL GAREJ A CHODI ESTYNIAD UNLLAWR AR OCHR YR ADEILAD / DEMOLITION OF EXISTING GARAGE AND ERECTION OF SINGLE STOREY SIDE EXTENSION

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	30/06/2023	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.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered FPA101243 01 REV C, FPA101243 02 REV C and FPA101243 03 REV C as contained within the application documentation.
3. No facing or roofing materials shall be used other than materials matching those used on the existing building.

Applicant MR & MRS GROVES

Code Number BRO P/2023/0314

Agent FIXED PRICE
ARCHITECTURE LTD
MISS DANIELLE PARRY
282 LEIGH ROAD
LEIGH ON SEA
SS9 1BW

Date Received 12/05/2023

Decision Date 30/06/2023

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.



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio
Chief Officer Economy and Planning

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