

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	MRS KONGPAENG WILLIAMS	Code Number	GRE P/2023/0731
Agent	MR TOBY SOUTHGATE ARCHITECTURE WORKS LTD THE COACH HOUSE WARRINGTON ROAD CHESTER CH2 4EA	Date Received	12/10/2023
		Decision Date	19/12/2023

Town and Country Planning Act, 1990

Location of application

25 SUNNYRIDGE AVENUE, MARFORD, WREXHAM, LL12 8TE

Description of application

CODI ESTYNIAD LLAWR CYNTAF DROS Y GAREJ A'R PORTSH
PRESENNOL / ERECTION OF FIRST FLOOR EXTENSION OVER
EXISTING GARAGE AND 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

Revision	Date	Description of Decision
0	19/12/2023	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) Proposed Elevations L06, Proposed Floor Plans L05 and as contained within the application documentation.
3. No facing materials shall be used other than materials matching those used on the existing building.

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4. No part of the development shall commence until a plan to provide net benefit for biodiversity (NBB) i.e. a better outcome than if the site was left undeveloped has been submitted to, and approved in writing by, the Local Planning Authority. The measures shall be implemented in full, prior to first occupation / use of the development, and thereafter maintained for the lifetime of the development.

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 ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 11.



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

