

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

|                  |                                                                    |                      |                 |
|------------------|--------------------------------------------------------------------|----------------------|-----------------|
| <b>Applicant</b> | MRS LAURA WILLIAMS                                                 | <b>Code Number</b>   | BRO P/2023/0837 |
| <b>Agent</b>     | MRS LAURA WILLIAMS<br>7 HYWELFA<br>SOUTHSEA<br>WREXHAM<br>LL11 6RR | <b>Date Received</b> | 24/11/2023      |
|                  |                                                                    | <b>Decision Date</b> | 22/03/2024      |

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### **Town and Country Planning Act, 1990**

#### **Location of application**

7 HYWELFA, SOUTHSEA, WREXHAM, LL11 6RR

#### **Description of application**

ESTYNIAD UNLLAWR YN Y BLAEN A NEWIDIADAU I'R PORTSH YN Y BLAEN / SINGLE STOREY FRONT EXTENSION AND ALTERATIONS TO PORCH TO FRONT

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

|      |                                              |
|------|----------------------------------------------|
| DM1  | Development Management Considerations        |
| SP12 | Design Principles & Masterplanning Framework |
| SP2  | Location of Development                      |

| Revision | Date       | Description of Decision    |
|----------|------------|----------------------------|
| 0        | 22/03/2024 | 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 985/1 and 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.

|                  |                                                                    |                      |                 |
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4. No development shall commence until a detailed plan to provide net benefit for biodiversity (NBB) has been submitted to and approved in writing by the Local Planning Authority. The measures shall be fully implemented as approved prior to the first beneficial use of the development and shall be retained thereafter 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 Policy DM1 of the Wrexham Local Development Plan.
4. To ensure the development delivers net benefit to biodiversity in accordance with Policy 9 of Future Wales and Paragraph 6.4.5 of Planning Policy Wales (Edition 12).

### **Note(s) to applicant**

This permission is granted subject to the above conditions. Some conditions may require your attention prior to you carrying out any work on the proposal. These conditions are known as ""conditions precedent"". You should be aware that it is important that you comply with any ""conditions precedent"". If you do not, then any work you undertake on the development subject of this permission would not have planning permission.

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at: [www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

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**Date Received** 24/11/2023

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**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](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)

