

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 LUBOMIR AND VIOLETTA NIKLAS	Code Number	WRO P/2023/0185
Agent	MR AND MRS LUBOMIR AND VIOLETTA NIKLAS OAK HOUSE 70 SONTLEY ROAD WREXHAM LL13 7EN	Date Received	21/03/2023
		Decision Date	18/05/2023

Town and Country Planning Act, 1990

Location of application

OAK HOUSE, 70 SONTLEY ROAD, WREXHAM, LL13 7EN

Description of application

GOSOD FFENESTRI A DRYSAU NEWYDD, BALCONI NEWYDD I ANNEDD. CODI PERGOLAS, GIAT FYNEDFA NEWYDD A THO NEWYDD AR OLEDDF I GAREJ / REPLACEMENT WINDOWS AND DOORS, NEW BALCONY TO DWELLING. ERECTION OF PERGOLAS, NEW ENTRANCE GATE AND NEW PITCHED ROOF TO GARAGE

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

GDP1

Revision	Date	Description of Decision
0	18/05/2023	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 240/SRW/PL/009 Rev C, 240/SRW/PL/007 Rev D, 240/SRW/PL/006 Rev D, 240/SRW/PL/008 Rev C, 240/SRW/PL/002 Rev D and as contained within the application documentation.

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3. No materials shall be used other than those detailed on the application form and within the approved application documentation.
4. The proposed balcony shall not be used until a 1.7m high, obscurely glazed screen has been installed in accordance with the details shown on drawings nos. 240/SRW/PL/009 Rev C, 240/SRW/PL/007 Rev D and 240/SRW/PL/006 Rev D. The 1.7m high obscurely glazed screen shall thereafter be permanently retained and shall only be glazed or re-glazed using glass of the same specification shown on drawings nos. 240/SRW/PL/009 Rev C, 240/SRW/PL/007 Rev D and 240/SRW/PL/006 Rev D.

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

All works in relation to the implementation of this permission, including deliveries to and /or leaving the site, should be undertaken only between the hours of 07.30 to 18.00 Monday to Friday, 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60 Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

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The applicant is further advised that any complaints received relating to noise of any type from the development may also be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints. This is done under the Statutory Nuisance provisions provided within the Environmental Protection Act 1990, and legal action may be taken where appropriate.

The applicant must adhere to the times given above wherever possible. If, however, there are urgent or unavoidable circumstances requiring work outside of the specified times, permission to proceed may be sought by contacting Environmental Health & Housing Standards at healthandhousing@wrexham.gov.uk or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.



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

