

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 DAVE BATES FORGE PROPERTY CONSULTANTS	Code Number	GWE P /2023 /0860
Agent	FORGE PROPERTY CONSULTANTS MR DAVE BATES LANE END TEDSMORE LANE WREXHAM SY11 4ER	Date Received	30/11/2023
		Decision Date	01/02/2024

Town and Country Planning Act, 1990
Section 191 (as amended)

Certificate of Lawfulness of Existing Use of Development

31, PENRHYN DRIVE, GWERSYLLT, WREXHAM, LL11 4LY

TYSTYSGRIF DATBLYGIAD CYFREITHLON AR GYFER DEFNYDD
PRESENNOL – DEFNYDDIO ADEILAD FEL LLETY ATEGOL I'R BRIF
ANNEDD / LAWFUL DEVELOPMENT CERTIFICATE FOR EXISTING USE -
USE OF BUILDING AS ANCILLIARY RESIDENTIAL ACCOMMODATION
FOR MAIN DWELLING

The Wrexham County Borough Council hereby **refuses to certify** that on 30/11/2023 the above mentioned development would be lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 as amended for the following reason(s):-

REASON(S)

1. The use of the building as additional living accommodation involves a material change of use of the dwelling and its curtilage



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

Dated: 01/02/2024

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

