

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> | J ALLWOOD                                                                                       | <b>Code Number</b>   | OVE P/2022/1039 |
| <b>Agent</b>     | D2 ARCHITECTS<br>MR TOM SMITH<br>SOUGHTON HOUSE<br>2 NICHOLAS STREET MEWS<br>CHESTER<br>CH1 2NS | <b>Date Received</b> | 08/12/2022      |
|                  |                                                                                                 | <b>Decision Date</b> | 16/06/2023      |

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

#### **Location of application**

STABLE COTTAGE, HILL FARM, STATION ROAD, OVERTON, WREXHAM, LL13 0LJ

#### **Description of application**

CODI ESTYNIAD UNLLAWR YNG NGHEFN AC AR OCHR ADEILAD /  
SINGLE STOREY SIDE AND REAR EXTENSION

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

| Revision | Date       | Description of Decision    |
|----------|------------|----------------------------|
| 0        | 16/06/2023 | 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 amended plans numbered 6303 EX01 Rev X, 6303 PL01 Rev C, 6303 PL02 Rev C and 6303 PL03 Rev C.
3. No facing or roofing materials shall be used other than those detailed on the correspondence received 13th June and within the approved application documentation.

**Applicant** J ALLWOOD

**Code Number** OVE P/2022/1039

**Agent** D2 ARCHITECTS  
MR TOM SMITH  
SOUGHTON HOUSE  
2 NICHOLAS STREET  
MEWS  
CHESTER  
CH1 2NS

**Date Received** 08/12/2022

**Decision Date** 16/06/2023

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

