

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 WILLIAM JOHNSON	Code Number	ROS P/2023/0015
Agent	MR BRIAN E ROBINSON 32 CLWYD AVENUE RHUDDLAN RHYL LL18 2UW	Date Received	10/01/2023
		Decision Date	23/03/2023

Town and Country Planning Act, 1990

Location of application

3 ROSSETT ROAD COTTAGE, TREVALYN, ROSSETT, WREXHAM.
LL12 0DT

Description of application

ADEILADU ESTYNIAD UNLLAWR GYDA THO AR OLEDDF I GEFN YR
ANNEDD / ERECTION OF SINGLE STOREY PITCHED ROOF EXTENSION
AT REAR OF DWELLING

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
PS1	Settlement limits
PS2	Development and the environment

Revision	Date	Description of Decision
0	23/03/2023	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 3392/1/Sep/2022, 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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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

