

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	C PARRY	Code Number	ROS P/2023/0090
Agent	INSIGHT ARCHITECTURE MR NICK WHEELER 11A LOWER BRIDGE STREET CHESTER CH1 1RS	Date Received	15/02/2023
		Decision Date	18/04/2023

Town and Country Planning Act, 1990

Location of application

PENTLANDS, THE GREEN, ROSSETT, WREXHAM, LL12 ODS

Description of application

ESTYNIAD I'R CEFN O LAWR CYNTAF ARFAETHEDIG (NEWID I P/2022/0085) PROPOSED FIRST FLOOR REAR EXTENSION (AMENDMENT TO P/2022/0085)

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	18/04/2023	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 ISA 464 P 201 Rev D, ISA 464 P 200 Rev D and as contained within the application documentation.

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3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification), the window within the proposed extension shall only be glazed or re-glazed using obscure glass to Pilkington Level 3 or equivalent which shall thereafter be permanently retained.
4. No facing materials shall be used other than materials matching those used on the existing building.

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 protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
4. 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

