

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 ANTHONY BURNES	Code Number	BRY P/2023/0172
Agent	MR ANTHONY BURNES 13 GWENFRO TERRACE TANYFRON ROAD TANYFRON WREXHAM LL11 5SB	Date Received	15/03/2023
		Decision Date	25/07/2023

Town and Country Planning Act, 1990

Location of application

13, GWENFRO TERRACE, TANYFRON ROAD, TANYFRON, WREXHAM, LL11 5SB

Description of application

ADEILADU ESTYNIAD DEULAWR YNG NGHEFN AC AR OCHR ADEILAD (RHANNOL OL-WEITHREDOL) / ERECTION OF TWO STOREY SIDE AND REAR EXTENSION (PARTLY IN RETROSPECT)

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

GDP1	General Development Objectives
T8	Parking

Revision	Date	Description of Decision
0	25/07/2023	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 PD.01.B Rev C, 01 Rev E, 02 Rev D and 03 Rev G, and as contained within the application documentation.

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3. No facing or roofing materials shall be used other than those shown on approved plan ref: 03 Rev G and as detailed within the approved application documentation.

4. With the exception of those shown on the approved plan and 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) no windows or other openings shall be inserted in any elevation of the building, including the roof, facing North or West.

5. Any garage erected under this permission shall be used only for a purpose incidental to the dwelling provided that such use shall not preclude the garaging of a private motor car.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To define the scope of the planning permission
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.
5. To ensure that the garage is not used in a manner prejudicial to or likely to cause nuisance or disturbance to the occupiers of nearby properties and to ensure that facilities for the garaging of a car remain available at this address at all times.

Note(s) to applicant

All works relating to this development which are audible beyond the site boundary should be carried out only between 7.30 and 18.00 hrs Monday to Friday, and 08.00 to 14.00 hrs 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 should adhere to the times given above wherever possible. For further information and advice regarding construction noise please contact the Council's Housing and Public Protection Department on 01978 315300.



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