

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> | MR DALE PRITCHARD                                                                                                   | <b>Code Number</b>   | LLA P/2022/0449 |
| <b>Agent</b>     | BLUEPRINT LTD<br>EMILY JACKSON<br>OFFICE 3K4<br>REDWITHER TOWER<br>WREXHAM INDUSTRIAL ESTATE<br>WREXHAM<br>LL13 9XT | <b>Date Received</b> | 08/03/2022      |
|                  |                                                                                                                     | <b>Decision Date</b> | 02/08/2022      |

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

#### **Location of application**

CIL TYWODFAEN, FFORDD GWENLLIAN, LLAY, WREXHAM, LL12 0UW

#### **Description of application**

ESTYNIAD UNLLAWR I GEFN YR EIDDO / SINGLE STOREY 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:-

|      |                               |
|------|-------------------------------|
| EC4  | Hedgerows, Trees and Woodland |
| GDP1 | Development objectives        |

| Revision | Date       | Description of Decision    |
|----------|------------|----------------------------|
| 0        | 02/08/2022 | Planning permission issued |

#### **Particulars of decision that permission be GRANTED**

##### **Subject to the following:-**

#### **Condition(s)**

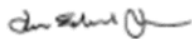
1. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) dated February 2022 and as contained within the application documentation.
2. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
3. No facing or roofing materials shall be used other than materials matching those used on the existing building.

#### **Reason(s)**

|                  |                                                                                                                        |                      |                          |
|------------------|------------------------------------------------------------------------------------------------------------------------|----------------------|--------------------------|
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|                  |                                                                                                                        | <b>Decision Date</b> |                          |

1. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
2. To comply with Section 91(3) 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.

**Note(s) to applicant**



Ian Jones

Prif Swyddog Cynllunio a Rheoleiddio Dros Dro

Interim Chief Officer Planning & Regulatory

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)

