

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 AND MRS FLETCHER	Code Number	LLA P/2023/0594
Agent	CITY ARCHITECTURE KEITH JONES HOLLY HOUSE GUILDEN SUTTON LANE CHESTER CH3 7EX	Date Received	23/08/2023
		Decision Date	11/10/2023

Town and Country Planning Act, 1990

Location of application

GRESFORD LODGE, SINGRETT HILL, GRESFORD, WREXHAM, LL12 8RL

Description of application

TRAWSNEWID GAREJ PRESENNOL MEWN I GAMPFA AC ADEILADU
CYSWLLT GWYDR I GYSYLLTU'R TY A GRISIAU ALLANOL I'R ARDD /
CONVERSION OF EXISTING GARAGE TO GYM AND CONSTRUCTION OF
GLASS LINK TO CONNECT TO HOUSE AND EXTERNAL STAIRCASE TO
GARDEN

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

Revision	Date	Description of Decision
0	11/10/2023	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 0804a/PL05 and as contained within the application documentation.
3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.

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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

