

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 MICHAEL ROGERSON	Code Number	HAN P/2020/0232
Agent	DMS ARCHITECTURAL AND SURVEYING MR DAVID SELVEY 31 HAIG ROAD HIGHTOWN WREXHAM LL13 7BU	Date Received	06/04/2020
		Decision Date	13/08/2020

Town and Country Planning Act, 1990

Location of application

, FIVE OAKS, HALGHTON LANE, BANGOR ON DEE, WREXHAM, LL13 0BW

Description of application

ESTYNIAD CEFN UNLLAWR / 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:-

GDP1

Revision	Date	Description of Decision
0	13/08/2020	Planning permission issued
1	07/08/2023	P/2023/0356 - Non Material Amendment to planning permission P/2022/0232 to amend design

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 1:1000 Location Plan, Dwg No 2, Dwg No 3 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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S96 Non-material amendment Approved on: 07/08/2023

Reference Number: P/2023/0356

By: Wrexham County Borough Council

Deleted Drawing Refs: Dwg No 2, Dwg No 3

Approved Amended Information submitted on 08/06/2023

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.

Note(s) to applicant



Officer Appointed for this purpose
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

