

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 JIM EDGELEY	Code Number	GRE P/2022/0623
Agent	OFF THE WALL ARCHITECTURAL LAUREN JAKEMAN 8 PEARL LANE VICARS CROSS CHESTER CH3 5NX	Date Received	04/07/2022
		Decision Date	20/09/2022

Town and Country Planning Act, 1990

Location of application

, 65, WYNNSTAY LANE, MARFORD, WREXHAM, , LL12 8LH

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	Development objectives
PS1	Settlement limits
T8	Parking

Revision	Date	Description of Decision
0	20/09/2022	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 5 years from the date of this permission.
2. The development hereby permitted shall only be carried out in strict accordance with the details shown on the following approved documents and drawings:

- Application Form, dated 04 July 2022;
- Existing Floor Plans & Location Plan (ref: EX01 - Rev.A), dated 10 May 2022;
- Proposed Elevations (ref: PL03 - Rev.D), dated 24 June 2022;

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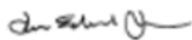
- Proposed Elevations (ref: PL04 - Rev.B), dated 23 May 2022;
- Proposed First Floor Plan (ref: PL02 - Rev.D), dated 24 June 2022;
- Proposed Floor Plan and Site Plan (ref: PL01 - Rev.A), dated 10 May 2022.

3. No facing or roofing materials shall be used for the development hereby permitted other than materials matching those used on the existing building and as shown on approved plans, 'Proposed Elevations' (ref: PL03 - Rev.D) and 'Proposed Elevations' (ref: PL04 - Rev.B).

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.

Note(s) to applicant



Ian Jones

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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

