

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 TIM HOUGH	Code Number	MAE P/2023/0112
Agent	MR TIM HOUGH THE HAWTHORNS CADNEY LANE BETTISFIELD WHITCHURCH WREXHAM SY13 2LW	Date Received	27/02/2023
		Decision Date	31/05/2023

Town and Country Planning Act, 1990

Location of application

THE HAWTHORNS, CADNEY LANE, BETTISFIELD, WHITCHURCH, WREXHAM, SY13 2LW

Description of application

ADEILADU CYNTEDD FFYRYNT GYDAG ADDASIADAU ALLANOL A PHANELI SOLAR, ADEILADU GAREJ DWBL AR WAHAN AC ESTYNIAD I ARWYNEB CALED / ERECTION OF FRONT PORCH WITH EXTERNAL ALTERATIONS AND SOLAR PANELS, ERECTION OF DETACHED DOUBLE GARAGE AND EXTENSION TO HARD STANDING

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

Revision	Date	Description of Decision
0	31/05/2023	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 drawings dated 20th March 2023 and as contained within the application documentation.

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3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.

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

