

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 M DAVIES	Code Number	LLA P/2023/0128
Agent	MR MALCOLM QUICK 5 HASLIN CRESCENT CHRISTLETON CHESTER CH3 6AN	Date Received	22/02/2023
		Decision Date	26/04/2023

Town and Country Planning Act, 1990

Location of application

THE GRANARY, DARK LANE, ROSSETT, WREXHAM, LL12 0AE

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:-

GDP1	Development objectives
PS2	Development and the environment

Revision	Date	Description of Decision
0	26/04/2023	Planning permission issued
1	22/08/2023	P/2023/0498 – APPLICATION FOR APPROVAL OF CONDITION 3 (MATERIALS) IMPOSED UNDER PLANNING PERMISSION P/2023/0128

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 23.004/01 and as contained within the application documentation.
3. Prior to their use on the development samples of all external facing and roofing materials shall be submitted to and approved in writing by

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the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.

Approved on: 22/08/2023 Reference No. P/2023/0498

By Wrexham County Borough Council

Approved Details: Handmade bricks and slate tiles as shown in submitted document 'Discharge of Conditions Materials'.

4. Within one month of their installation, the windows within the extension hereby approved extension shall be given a white painted finish. Thereafter the windows shall only be painted or re-painted in a colour matching the original painted finish.

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.
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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

