

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	MRS GAIL NICHOLS	Code Number	PEN P/2022/0967
Agent	GLENN CAVILL LTD MR GLENN CAVILL SEGWEN LLANDYRNOG LL16 4LT	Date Received	07/11/2022
		Decision Date	03/04/2023

Town and Country Planning Act, 1990

Location of application

PLAS Y NANT, LAMPIT STREET, PENYCAE, WREXHAM, LL14 2RB

Description of application

CODI PORTH I'R BLAEN, GOSOD GOLEUADAU TOESTYNIAD UNLLAWR
I OCHR A CHEFN YR EIDDO / ERECTION OF PORCH TO FRONT,
INSERTION OF ROOF LIGHTS, SINGLE STOREY SIDE AND 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:-

EC7	Conservation Areas
GDP1	Development objectives
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	03/04/2023	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 amended plans numbered P200, P202 Rev A, P201 Rev A.
3. No facing or roofing materials shall be used other than materials matching those used on the existing building.

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Agent GLENN CAVILL LTD
MR GLENN CAVILL
SEGWEN
LLANDYRNOG
LL16 4LT

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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

