

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

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

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### **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                                                              |
| 1        | 07/08/2023 | P/2023/0274 - Non Material Amendment to planning permission P/2022/0920 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 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;

|                  |                                                                                                       |                      |                          |
|------------------|-------------------------------------------------------------------------------------------------------|----------------------|--------------------------|
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| <b>Agent</b>     | OFF THE WALL<br>ARCHITECTURAL<br>LAUREN JAKEMAN<br>8 PEARL LANE<br>VICARS CROSS<br>CHESTER<br>CH3 5NX | <b>Date Received</b> | 04/07/2022<br>20/09/2022 |
|                  |                                                                                                       | <b>Decision Date</b> |                          |

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

S96 Non-material amendment Approved on: 07/08/2023

Reference Number: P/2023/0370

By: Wrexham County Borough Council

Deleted Drawing Refs: PL03 – Dated 03/05/22

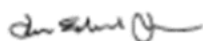
Approved Amended Drawing Refs: PL03 Revision D

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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|                  |                                                                                                       | <b>Decision Date</b> |                          |

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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](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)

