

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 N PARKS	Code Number	HOL P/2022/0714
Agent	SBS DESIGN LTD MR CHRIS PALIN FIELD HOUSE STUDIOS BARROW LANE TARVIN SANDS CH3 8JF	Date Received	01/08/2022
		Decision Date	16/09/2022

Town and Country Planning Act, 1990

Location of application

18 SMITHFIELD DRIVE, HOLT, WREXHAM, LL13 9AQ

Description of application

ESTYNIAD I'R TO, ESTYNIAD DORMER I'R CEFN AC ESTYNIAD UNLLAWR I'R CEFN / ROOF EXTENSION, REAR DORMER EXTENSION AND 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
T8	Parking

Revision	Date	Description of Decision
0	16/09/2022	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 01 August 2022;
- Roof & Rear Extension Location Plan (ref: D174-01), dated 01 August 2022;

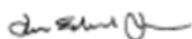
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- Roof and Rear Extension Site Layout (ref: D174-06), dated 28 July 2022;
- Roof and Rear Extension Proposed Floor Plans (ref: D174-04), dated 28 July 2022;
- Roof and Rear Extension Proposed Elevations (ref: D174-05), dated 28 July 2022.

3. No facing or roofing materials shall be used for the development hereby permitted other than those detailed within the Application Form dated 01 August 2022, and as shown on the Roof and Rear Extension Proposed Elevations (ref: D174-05), dated 28 July 2022.

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.



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

