

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 DAVE ROGERS	Code Number	WRA P/2022/0358
Agent	MR GERAINT EDWARDS 36 PLAS TIRION JOHNSTOWN WREXHAM LL14 1UR	Date Received	08/04/2022
		Decision Date	04/08/2022

Town and Country Planning Act, 1990

Location of application

19, TURNBERRY AVENUE, WREXHAM, LL13 9GG

Description of application

ESTYNIAD UN LLAWR YN Y CEFN A BALCONI / SINGLE STOREY REAR EXTENSION AND BALCONY ABOVE

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
PS2	Development and the environment

Revision	Date	Description of Decision
0	02/08/2022	Planning permission issued

Particulars of decision that permission be GRANTED

Subject to the following:-

Condition(s)

1. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification), any opening, window or glazing in the elevation facing west or south shall only be glazed or re-glazed using obscure glass which shall thereafter be permanently retained and remain fixed shut at all times.
2. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.

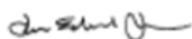
Applicant	MR DAVE ROGERS	Code Number	WRA P/2022/0358
Agent	MR GERAINT EDWARDS 36 PLAS TIRION JOHNSTOWN WREXHAM LL14 1UR	Date Received	08/04/2022 02/08/2022
		Decision Date	

3. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
4. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) dated April 2022 and as contained within the application documentation.

Reason(s)

1. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
2. 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.
3. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
4. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.

Note(s) to applicant



Ian Jones

Prif Swyddog Cynllunio a Rheoleiddio Dros Dro

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

