

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 NEIL DAVIES	Code Number	WRA P/2022/0413
Agent	MISS LAUREN JAKEMAN OFF THE WALL ARCHITECTURAL 8 PEARL LANE VICARS CROSS CHESTER CH3 5NX	Date Received	26/04/2022
		Decision Date	26/09/2022

Town and Country Planning Act, 1990

Location of application

16, FFORDD LLYWELYN, WREXHAM, LL12 8JW

Description of application

ESTYNIADAU UNLLAWR I OCHR A CHEFN YR EIDDO / SINGLE STOREY SIDE AND REAR EXTENSIONS

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	26/09/2022	Planning permission issued
1	15/12/2022	P/2022/0984 – APPLICATION FOR NON-MATERIAL AMENDMENT TO PLANNING PERMISSION P/2022/0413 TO ALLOW CHANGES TO THE APPROVED PLANS.

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.

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2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered PL01 Rev C, PL02 Rev C, EX01, EX02 and as amended within the application documentation

S96 Non-material Amendment Approved on: 15/12/2022

Reference Number: P/2022/0984

By: Wrexham Borough Council

Deleted Drawing Refs: PL01 Rev C and PL02 Rev C

Approved Amended Drawing Refs: BR02 Rev A and BR05 Rev A

3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.

4. 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), no gate, fence, wall or other means of enclosure shall be erected, constructed or placed past the front elevation of the host dwelling leaving a minimum of 7.5 metres of the highway boundary under Class A, of Schedule 2 Part 2

5. No part of the boundary treatment next to a highway can be a hard boundary above 1m. Only a soft boundary of hedging is permitted.

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.

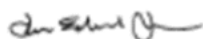
3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.

4. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

5. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.

Note(s) to applicant

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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

