

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 & MRS A KELL	Code Number	ROS P/2023/0103
Agent	SCOTT ARCHITECTURE MR SCOTT DESERT 68 HIGH STREET TARPORLEY CW6 0AT	Date Received	22/02/2023
		Decision Date	25/05/2023

Town and Country Planning Act, 1990

Location of application

19, WAVERLEY CRESCENT, ROSSETT, WREXHAM, LL12 0EG

Description of application

ESTYNIAD DEULAWR I GEFN YR EIDDO, NEWIDIADAU I'R FFENS FLAEN, PYRTH AC ADLEOLI'R PANELI FFOTOFOLTAIG / TWO STOREY REAR EXTENSION, ALTERATIONS TO FRONT FENCE, GATEWAYS AND RELOCATION OF PHOTOVOLTAICS

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	25/05/2023	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 details shown on the approved drawings numbered 2153-PL-101 and 2153-PL-102 as contained within the application documentation including the agent correspondence received on 16th May 2023 regarding the height of the proposed fence.

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3. No facing or roofing materials shall be used other than those detailed on approved application drawings and documentation.
4. Prior to the first occupation of the extension, the first floor side windows as shown on drawing number 2153-PL-102 shall only be glazed using obscure glass to Pilkington Level 3 or equivalent and any part of the window that is less than 1.7m above the floor level of the room in which it is installed shall be non-opening be non-opening. The windows shall permanently retained in that condition thereafter.

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. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 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

