

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 DAVIDSON	Code Number	GRE P/2022/0633
Agent	PARRY DAVIES ARCHITECTS LTD RICHARD GRATTON 8 ELDON DRIVE CAE EITHIN ABERGELE LL22 7BY	Date Received	07/07/2022
		Decision Date	04/11/2022

Town and Country Planning Act, 1990

Location of application

33, PANT OLWEN, GRESFORD, WREXHAM, LL12 8ES

Description of application

ADEILADU CYNTEDD AC ESTYNIAD CEFN UNLLAWR / ERECTION OF PORCH 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
PS1	Settlement limits
T8	Parking

Revision	Date	Description of Decision
0	04/11/2022	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 07 July 2022
- Location Plan (ref: 21-EXT-078-L1), dated March 2022;
- Location/Block Plan (ref: 21-EXT-078-B1), dated March 2022;

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- Proposed Elevations (ref: 21-EXT-078-04), dated March 2022;
- Proposed Plans (ref: 21-EXT-078-03), dated March 2022.

3. No facing or roofing materials shall be used for the development hereby permitted other than those materials as shown on the approved plan 'Proposed Elevations (ref: 21-EXT-078-04), dated March 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.



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

