

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 JOHN EVANS	Code Number	BRO P/2023/0063
Agent	ELIZABETHAN PATIO DOORS MR KEVIN WOOLLEY MOLD ROAD GWERSYLLT WREXHAM LL11 4AF	Date Received	20/12/2022
		Decision Date	24/05/2023

Town and Country Planning Act, 1990

Location of application

46 MOSS VALLEY ROAD, NEW BROUGHTON, WREXHAM, LL11 6JA

Description of application

ESTYNIAD UNLLAWR I GEFN YR EIDDO / 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

Revision	Date	Description of Decision
0	24/05/2023	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 drawing(s) Proposed Left Elevation (Elizabethan Patio Doors), Proposed Right Elevation (Elizabethan Patio Doors), Proposed Rear Elevation (Elizabethan Patio Doors) and Proposed Floor Plans Dated 15/05/2023 and as contained within the application documentation.
3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.

Applicant MR JOHN EVANS

Code Number BRO P/2023/0063

Agent ELIZABETHAN PATIO
DOORS
MR KEVIN WOOLLEY
MOLD ROAD
GWERSYLLT
WREXHAM
LL11 4AF

Date Received 20/12/2022

Decision Date 24/05/2023

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.



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

