

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	MS CLARE CALLANDER	Code Number	ISY P/2023/0048
Agent	CHDESIGN MRS CLAIR HUGHES ATHENIA THE GREEN NORTHOP FLINTSHIRE CH7 6BD	Date Received	24/01/2023
		Decision Date	13/03/2023

Town and Country Planning Act, 1990

Location of application

OAKFIELD, ISYCOED, BOWLING BANK, WREXHAM. LL13 9RY

Description of application

ADEILADU BALCONI AR OCHR YR ADEILAD / ERECTION OF BALCONY TO SIDE ELEVATION

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

GDP1

Revision	Date	Description of Decision
0	13/03/2023	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) numbered Drawing 6 Proposed Ground Floor, Drawing 7 Proposed First Floor and Drawing 9 Proposed Elevations and as contained within the application documentation.
3. The proposed balcony shall be constructed of wooden posts with a steel balustrade as specified within the submitted application documentation.

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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

