

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 ALEKSANDRA KOTUSIEWICZ	Code Number	WRR P/2022/0416
Agent	GERAINT EDWARDS ARKIFY 36 PLAS TIRION JOHNSTOWN WREXHAM LL14 1UR	Date Received	26/04/2022
		Decision Date	01/08/2022

Town and Country Planning Act, 1990

Location of application

27, STANSTY ROAD, RHOSDDU, WREXHAM, LL11 2HR

Description of application

ESTYNIADAU UNLLAWR AR FLAEN AC CHEFN YR EIDDO / SINGLE STOREY FRONT 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:-

Revision	Date	Description of Decision
0	28/07/2022	Planning permission issued

Particulars of decision that permission be GRANTED Subject to the following:-

Condition(s)

1. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) dated 15.7.22 and as contained within the application documentation.
2. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
3. No facing materials shall be used other than materials matching those used on the existing building.

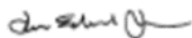
Reason(s)

1. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.

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2. To comply with Section 91(3) 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.



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

