

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

|                  |                                                                                                     |                      |                 |
|------------------|-----------------------------------------------------------------------------------------------------|----------------------|-----------------|
| <b>Applicant</b> | MS MARIA FOX                                                                                        | <b>Code Number</b>   | COE P/2022/0573 |
| <b>Agent</b>     | SPEAKES DESIGN SERVICES<br>THEODORE SPEAKS<br>6A<br>MIDDLE ROAD<br>COEDPOETH<br>WREXHAM<br>LL11 3TN | <b>Date Received</b> | 20/06/2022      |
|                  |                                                                                                     | <b>Decision Date</b> | 04/08/2022      |

---

### **Town and Country Planning Act, 1990**

#### **Location of application**

BRYN GARREG, PENYGELLI ROAD, COEDPOETH, WREXHAM, LL11 3RW

#### **Description of application**

ESTYNIAD DORMER AC ESTYNIAD UN LLAWR YN Y CEFN A NEWIDIADAU ALLANOL / EXTENSION TO FRONT DORMER, SINGLE STOREY REAR EXTENSION AND EXTERNAL ALTERATIONS

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      |

| Revision | Date       | Description of Decision    |
|----------|------------|----------------------------|
| 0        | 04/08/2022 | 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 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) labelled as follows:
  - 173/DRE/PL/002 Rev A Block Plan
  - 205/BGC/PL/004 Rev B Proposed Ground Floor Plan
  - 205/BGC/PL/004 Rev B Proposed First Floor Plan

|                  |                                                                                                     |                      |                          |
|------------------|-----------------------------------------------------------------------------------------------------|----------------------|--------------------------|
| <b>Applicant</b> | MS MARIA FOX                                                                                        | <b>Code Number</b>   | COE P/2022/0573          |
| <b>Agent</b>     | SPEAKES DESIGN SERVICES<br>THEODORE SPEAKS<br>6A<br>MIDDLE ROAD<br>COEDPOETH<br>WREXHAM<br>LL11 3TN | <b>Date Received</b> | 20/06/2022<br>04/08/2022 |
|                  |                                                                                                     | <b>Decision Date</b> |                          |

- 205/BGC/BR/007 Rev B Proposed Elevations - 1
  - 205/BGC/BR/008 Rev B Proposed Elevations - 2
- and contained within the application documentation.
3. No facing or roofing materials shall be used other than materials matching those used on the existing building.

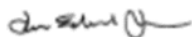
### Reason(s)

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.

### Note(s) to applicant

You are advised that building work which involves work on an existing wall shared with another property, building on the boundary with a neighbouring property, or excavating near a neighbouring building may require the separate consent of the neighbour under the provisions of the Party Wall Act. If you require further information or advice please contact the Building Control Section on 01978 298884.

The accuracy of the detailed plans and drawings forming part of the application documents hereby approved shall remain the responsibility of the applicant/developer.



Ian Jones

Prif Swyddog Cynllunio a Rheoleiddio Dros Dro

|                  |                                                                                                        |                      |                          |
|------------------|--------------------------------------------------------------------------------------------------------|----------------------|--------------------------|
| <b>Applicant</b> | MS MARIA FOX                                                                                           | <b>Code Number</b>   | COE P/2022/0573          |
| <b>Agent</b>     | SPEAKES DESIGN<br>SERVICES<br>THEODORE SPEAKS<br>6A<br>MIDDLE ROAD<br>COEDPOETH<br>WREXHAM<br>LL11 3TN | <b>Date Received</b> | 20/06/2022<br>04/08/2022 |
|                  |                                                                                                        | <b>Decision Date</b> |                          |

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](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)

