

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 P CHALONER ANCESTRAL	Code Number	WRA P/2022/0975
Agent	CITY ARCHITECTURAL KEITH JONES HOLLY HOUSE GILDEN SUTTON LANE CHESTER CH3 7EX	Date Received	10/11/2022
		Decision Date	22/12/2022

Town and Country Planning Act, 1990

Location of application

38, NORFOLK ROAD, , WREXHAM. LL12 7RU

Description of application

ESTYNIAD UNLLAWR I OCHR A CHEFN YR EIDDO / SINGLE STOREY
SIDE AND 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
PS2	Development and the environment

Revision	Date	Description of Decision
0	22/12/2022	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) numbered and labelled as follows and as contained within the application documentation:
 - Location Plan, Drawing 0828/PL01
 - GA as proposed, Drawing 0828/PL03
3. No facing or roofing materials shall be used other than materials matching those used on the existing building.

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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.

Note(s) to applicant

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



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

