

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 ADAM JONES	Code Number	ESC P/2021/1213
Agent	CRAIG BAUGH CB ARCHITECTURAL DESIGN 41 FOSTER ROAD WREXHAM LL11 2LT	Date Received	18/12/2021
		Decision Date	11/04/2022

Town and Country Planning Act, 1990

Location of application

48, HENBLAS ROAD, RHOSTYLLLEN, WREXHAM, LL14 4AB

Description of application

ESTYNIADAU DEULAWR I GEFN YR EIDDO/ TWO STOREY 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:-

GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	11/04/2022	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:
727/SK02A proposed first floor plan
727/SK01B proposed ground floor plan
727 SK03B Proposed elevations
L(-)05A Existing and proposed block plan
Location Plan

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and as contained within the application documentation.

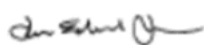
3. No facing or roofing materials shall be used other than materials matching those used on the existing building.

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

The permission hereby granted does not authorise encroachment upon, or interference with, the adjoining property.



Ian Jones

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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

