

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	MRS SUZANNE BASNETT AND MR DUANE WALTERS	Code Number	GRE P/2021/1050
Agent	MR GLEN CAVILL GLENN CAVILL LTD SEGWEN LLANDYRNOG DENBIGH LL16 4LT	Date Received	21/10/2021
		Decision Date	29/11/2021

Town and Country Planning Act, 1990

Location of application

LANE END, WYNNSTAY LANE, MARFORD, WREXHAM, LL12 8LF

Description of application

PORTSH NEWYDD ARFAETHEDIG, ESTYNIAD UNLLAWR I'R OCHR AC ADDASU'R ATIG / PROPOSED NEW PORCH, SINGLE STOREY SIDE EXTENSION AND LOFT CONVERSION

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

Revision	Date	Description of Decision
0	29/11/2021	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 1:100 Proposed Elevations, Proposed Visuals – Front Entrance, Proposed Visuals – Side Extension, Proposed First Floor Plan, 1:100 Level 3 – Second Floor Plan, 1:100 Level 1 GF Plan, 1:500 Site Plan and as contained within the application documentation.
3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.

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AND MR DUANE WALTERS **Code
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LL16 4LT **Date
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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.



Officer Appointed for this purpose
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

