

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 SIMON FAGAN	Code Number	MAR P/2022/0524
Agent	MR ANTHONY FORRESTER ANTHONY FORRESTER DESIGN LTD 71 RED LANE APPLETON WARRINGTON WA4 5AL	Date Received	31/05/2022
		Decision Date	26/08/2022

Town and Country Planning Act, 1990

Location of application

GROVE COTTAGE, WREXHAM ROAD, MARCHWIEL, WREXHAM, LL13 0PF

Description of application

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

Revision	Date	Description of Decision
0	26/08/2022	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) numbered Site location plan, Existing and Proposed - 230522 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.

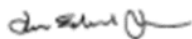
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4. The extension shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Grove Cottage.
5. That the extension and associated internal alterations hereby approved shall only be used as part of the accommodation of the existing dwelling and shall not be divided by way of sale or sub-letting to form separate residential accommodation.

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.
4. To ensure a satisfactory standard and quality of appearance of the development, ensuring that separation of the extension doesn't occur.
5. To avoid the creation of separate dwellings which may be substandard in terms of parking provision and/or amenity space in accordance with LPGN20 Policy GDP1 and PS2.

Note(s) to applicant



Ian Jones

Prif Swyddog Cynllunio a Rheoleiddio Dros Dro

Interim Chief Officer Planning & Regulatory

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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

