

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	ALEX WILLIAMS	Code Number	BRY P/2022/0865
Agent	ALEX WILLIAMS PENCOED CEFN ROAD BWLCHGWYN WREXHAM LL11 5YE	Date Received	26/09/2022
		Decision Date	24/11/2022

Town and Country Planning Act, 1990

Location of application

PENCOED, CEFN ROAD, BWLCHGWYN, WREXHAM. LL11 5YE

Description of application

ESTYNIAD DEULAWR I OCHR YR EIDDO / TWO STOREY SIDE 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
T8	Parking

Revision	Date	Description of Decision
0	24/11/2022	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 approved and amended plan(s) labelled and numbered as follows:
 - Buy A Plan 'Pencoed, Cefn Road, Bwlchgwyn, Wrexham, LL11 5YE' at a scale of 1:1250
 - Drawing No: 960/3, Dated Sept 2022, Revision A
 - Drawing No: 960/2, Dated Sept 2022
 - Drawing No: 960/4, Dated Nov 2022

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3. No facing or roofing materials shall be used other than materials matching those used on the existing building.
4. The existing silver birch trees along the northern boundary shall be permanently retained and shall not be cut down, grubbed out or otherwise removed.
5. The vehicular parking area as shown on approved drawing numbers(s) 960/4, Dated Nov 2022 shall be permanently retained and kept free of any obstruction, and made available solely for the parking of motor vehicles at all times.

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 protect landscape features which are of significant amenity value in the area and which would ensure a satisfactory standard of appearance the development in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
5. To provide for the parking of vehicles clear of the highway in accordance with Policies GDP1 and T8 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.

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.

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PENCOED
CEFN ROAD
BWLCHGWYN
WREXHAM
LL11 5YE

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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

