

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 & MRS LLOYD	Code Number	OVE P/2022/1024
Agent	ABIGAIL OWEN ASSOCIATES ABIGAIL OWEN 25 FOX LANE WAVERTON CH3 7PQ	Date Received	30/11/2022
		Decision Date	27/01/2023

Town and Country Planning Act, 1990

Location of application

CLOY BANK FARM, CLOY LANE, OVERTON, WREXHAM. LL13 0HR

Description of application

ESTYNIADAU CEFN DAU UN LLAWR / TWO SINGLE 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:-

EC5	Special Landscape Areas
GDP1	Development objectives
PS2	Development and the environment

Revision	Date	Description of Decision
0	27/01/2023	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:
 - Site Location Plan, PL01, Scale 1:1250 @ A3
 - Existing and proposed site plans, PL02, Scale 1:500 @ A3
 - Proposed elevations 01, PL06, Scale 1:100 @ A3
 - Proposed elevations 02, PL07, Scale 1:100 @ A3
 - Proposed 3D views 01, PL08

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- Proposed 3D views 02, PL09
- Proposed ground floor plan, PL04, Scale 1:100 @ A3
- 3. No facing bricks or roofing materials shall be used other than materials matching those used on the existing building.
- 4. Prior to its use on the development details of the timber cladding shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.

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 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

