

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 REEVES	Code Number	BRY P/2022/0817
Agent	SHENTON OWEN PLANNING AND DESIGN DAVID OWEN 2 ST CATHERINES 24A DODINGTON WHITCHURCH SY13 1EE	Date Received	23/08/2022
		Decision Date	19/10/2022

Town and Country Planning Act, 1990

Location of application

VERNCOURT, TANYFRON ROAD, TANYFRON, WREXHAM, , LL11 5SA

Description of application

ESTYNIADAU UNLLAWR I OCHR A CHEFN YR EIDDO / SINGLE STOREY SIDE AND 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	Settlement limits

Revision	Date	Description of Decision
0	19/10/2022	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. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.
3. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered W22/2784/01, W22/2784/04 Proposed Floor Plan, W22/2784/04 Proposed Elevations and as contained within the application documentation.

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Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. 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.
3. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.

Note(s) to applicant



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

