

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	T BUTTERFIELD	Code Number	MIN P/2021/1136
Agent	MR ROBERT ADAM LLOYD D2 ARCHITECTS SOUGHTON HOUSE 2 NICHOLAS STREET MEWS CHESTER CH1 2NS	Date Received	17/11/2021
		Decision Date	26/07/2022

Town and Country Planning Act, 1990

Location of application

PENYNANT COTTAGE, CAE GLAS LANE, MINERA, WREXHAM, , LL11 3DB

Description of application

AILFODELU MEWNOL I DDARPARU CYNLLUN A CHYNNWYS ESTYNIAD. ADDASIADAU I FLAENLUN ADEILAD GAN GYNNWYS RENDRO A FFENESTRI YCHWANEGOL. ADEILADU PORTSH UNLLAWR I OCHR Y BLAENLUN / INTERNAL REMODEL TO IMPROVE LAYOUT AND INCLUDE FOR AN ANNEX. ALTERATIONS TO ELEVATIONS OF BUILDING INCLUDING RENDERING AND ADDITIONAL WINDOWS. CONSTRUCTION OF SINGLE STOREY PORCH TO SIDE ELEVATION

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

EC7	Conservation Areas
GDP1	Development objectives
T8	Parking

Revision	Date	Description of Decision
0	26/07/2022	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.

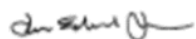
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2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered
 - Application Form, received 22 April 2022;
 - Location Plan (ref: 6129 - PL00 Rev A), dated 14th February 2022.
 - Proposed Floor Plans (ref: 6129 - PL01 Rev A), dated 14th February 2022.
 - Plans & Elevations as Proposed (ref: 6129 - PL02 Rev A), dated 14th February 2022
 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 and shown on the approved plans.
4. The conversion and associated internal alterations hereby approved shall only be used as part of the accommodation of the existing dwelling (known as Pen-y-nant Cottage, Cae Glas Lane, LL11 3DB) and shall not be divided by way of sale or sub-letting or holiday-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 avoid the creation of separate dwellings which may be substandard in terms of parking provision and/or amenity space, safeguard the amenities of the area in accordance with policy GDP1 of the Wrexham Unitary Development Plan.

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Ian Jones

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Interim 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

