

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

|                  |                                                                                    |                      |                 |
|------------------|------------------------------------------------------------------------------------|----------------------|-----------------|
| <b>Applicant</b> | MR PAUL WARD                                                                       | <b>Code Number</b>   | WRO P/2022/0353 |
| <b>Agent</b>     | MR JASWANT DHILLON<br>JD ARCHITECTURAL<br>2 HAVISHAM CLOSE<br>BIRCHWOOD<br>WA3 7NB | <b>Date Received</b> | 05/04/2022      |
|                  |                                                                                    | <b>Decision Date</b> | 04/08/2022      |

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### **Town and Country Planning Act, 1990**

#### **Location of application**

4, BENNIONS ROAD, WREXHAM, LL13 7AW

#### **Description of application**

ESTYNIAD UNLLAWR I GEFN YR EIDDO / SINGLE STOREY REAR 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  
PS2

| Revision | Date       | Description of Decision    |
|----------|------------|----------------------------|
| 0        | 02/08/2022 | Planning permission issued |

#### **Particulars of decision that permission be GRANTED Subject to the following:-**

##### **Condition(s)**

1. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered Application Form, dated 04 April 2022;  
Location Plan (ref: 008), dated 12 February 2022;  
Proposed Ground Floor Plan (ref: 016), dated 01 April 2022;  
Proposed Roof Plan (ref: 017), dated 14 March 2022;  
Proposed Elevations Plan (ref: 105), dated 01 April 2022.  
and as contained within the application documentation.
2. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

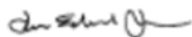
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|                  |                                                                                    | <b>Decision Date</b> |                          |

3. No facing or roofing materials shall be used other than materials matching those used on the existing building.

**Reason(s)**

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

**Note(s) to applicant**



Ian Jones

Prif Swyddog Cynllunio a Rheoleiddio Dros Dro

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](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)

