

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 MISS SARAH LEWIS

**Code
Number**

WRA P/2022/0629

Agent

**Date
Received**

05/07/2022

**Decision
Date**

24/08/2022

Town and Country Planning Act, 1990

Location of application

40, DENBIGH CLOSE, WREXHAM, LL12 7TW

Description of application

ESTYNIAD DEULAWR I OCHR/I GEFN YR EIDDO AC ESTYNIAD FLAEN
UNLLAWR / TWO STOREY SIDE/REAR EXTENSION AND SINGLE
STOREY FRONT 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
PS1 Settlement limits

Revision	Date	Description of Decision
0	24/08/2022	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 details shown on the approved drawing(s) numbered S104, S105, S106 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.

Reason(s)

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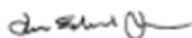
Decision Date

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.

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.



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

