

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 TOM ROSEBLADE	Code Number	HOL P/2022/0422
Agent	MR TOM ROSEBLADE SMITHFIELD COTTAGE 1 SMITHFIELD GREEN HOLT WREXHAM LL13 9AJ	Date Received	30/04/2022
		Decision Date	06/07/2022

Town and Country Planning Act, 1990

Location of application

SMITHFIELD COTTAGE, 1 SMITHFIELD GREEN, HOLT, WREXHAM, LL13 9AJ

Description of application

ESTYNIAD UNLLAWR I OCHR YR EIDDO / SINGLE STOREY SIDE EXTENSION

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
H12	Housing rehabilitation

Revision	Date	Description of Decision
0	06/07/2022	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:

- Figure 1: Site Location Plan
- Figure 3: Site Plan (Proposed)
- Figure 4: Existing and Proposed Floor Plans
- Figure 6: Proposed Front Elevation (South)
- Figure 8: Proposed Side Elevation (East)
- Figure 10: Proposed Front Elevation (North)

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and as contained within the application documentation.

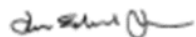
2. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
3. Prior to their use on the development samples of all external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.
4. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.
5. No facing or roofing materials shall be used other than materials matching those used on the existing building.
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification), any window or opening in the elevation facing west shall only be glazed or re-glazed using obscure glass which shall thereafter be permanently retained.

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.
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.
5. 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.
6. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

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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

