

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 AND MRS RICHARD AND SARAH HAYCOX	Code Number	ISY P/2022/0519
Agent	MRS NICOLA GIBSON NHG ARCHITECTURAL DESIGN DAIRY HOUSE FARM CHESTER ROAD OAKMERE CW8 2HB	Date Received	01/06/2022
		Decision Date	06/07/2022

Town and Country Planning Act, 1990

Location of application

COBHAM COTTAGE, BOWLING BANK, ISYCOED, WREXHAM, , LL13 9RY

Description of application

DYMCHWEL ESTYNIAD CEFN STORI SENGL UNIGOL AC EITHRIO
UNLLAWR ESTYNIAD CEFN STORI / DEMOLITION OF EXISTING SINGLE
STOREY REAR EXTENSION AND ERECTION OF 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:-

EC9	Listed Buildings of Special Architectural or Historic Interest
GDP1	Development objectives
PS2	Development and the environment

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 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 and amended drawing(s) numbered as follows:
 - 823/PL/001 Revision B
 - 823/PL/005 Revision B

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- 823/PL/006 Revision B
- 823/PL/007 Revision B

and as contained within the application documentation.

3. Prior to their use on the development samples of all external facing 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 roofing materials shall be used other than materials matching those used on the existing building.
5. All roof lights hereby approved shall be 'conservation type' only fitted flush with the adjoining roof surface.

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 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.

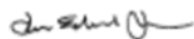
Note(s) to applicant

You are advised that this permission does not in itself authorise the carrying out of the development hereby permitted until the necessary Listed Building Consent has been obtained. Your concurrent application for Listed Building Consent has now been forwarded to Cadw for their consideration.

The accuracy of the detailed plans and drawings forming part of the

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application documents hereby approved shall remain the responsibility of the applicant/developer.



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

