

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 & MRS REVEL	Code Number	BRN P/2022 /0689
Agent	GARY CHESTERS CARMEN NOOK LANE WESTON SHREWSBURY SY4 5LP	Date Received	26/07/2022
		Decision Date	14/09/2022

Town and Country Planning Act, 1990
Section 192 (as amended)

Certificate of Lawful Use of Proposed Use or Development

Site Address

MOSS HOUSE, FENNS WOOD, FENNS BANK, WHITCHURCH, SY133PD

Proposed Development

LAWFUL DEVELOPMENT CERTIFICATE FOR PROPOSED SINGLE
STOREY SIDE EXTENSION (CONSERVATORY)

Decision

The Wrexham County Borough Council hereby **certifies** that on 26/07/2022 the development in respect of the land edged red on the plan appended to this certificate would be lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 as amended for the following reason:-

REASON

The proposal is permitted development under the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013

In reaching this decision the Council has had regard to the following:-

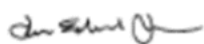
The proposed side extension shown on drawings 22-136a, 22-136b and 22-136c are considered to be permitted development under the above provisions.

Notes:

1. This Certificate is issued solely for the purposes of Section 192 of the Town and Country Planning Act (as amended).
2. It certifies that the use/operations specified above would be lawful on the land specified on the date specified and would therefore not be liable to enforcement action under Section 172 of the Act on that date.

3. This Certificate applies only to the matter(s) described above. Any matter(s) which is/are materially different to that/those described or on any other land may render the owner/occupier liable to enforcement action.

Signed:



Ian Jones

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Interim Chief Officer Planning & Regulatory

Dated: 14/09/2022