

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 & MRS STEEL                                                                                              | <b>Code Number</b>   | WRR P/2022/0630 |
| <b>Agent</b>     | EDW ARCHITECTURE LTD<br>MR EDWARD WEBB<br>THE RECTORY MEWS<br>WREXHAM ROAD<br>PULFORD<br>CHESTER<br>CH4 9DG | <b>Date Received</b> | 06/07/2022      |
|                  |                                                                                                             | <b>Decision Date</b> | 24/08/2022      |

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

#### **Location of application**

2, DEVON CLOSE, WREXHAM, LL11 2UP

#### **Description of application**

ESTYNIAD UNLLAWR YN Y CEFN LLE'R YSTAFELL HAUL PRESENNOL A'I DDISODLI GYDA THO FFLAT PRESENNOL GYDA THO AR OLEDDF/ SINGLE STOREY REAR EXTENSION TO REPLACE EXISTING CONSERVATORY AND REPLACEMENT OF EXISTING FLAT ROOF WITH PITCHED ROOF

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 as follows:
  - Job no. 204, Dwg no. 07
  - Job no. 204, Dwg no. 05

|                  |                                                                                                             |                      |                          |
|------------------|-------------------------------------------------------------------------------------------------------------|----------------------|--------------------------|
| <b>Applicant</b> | MR & MRS STEEL                                                                                              | <b>Code Number</b>   | WRR P/2022/0630          |
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|                  |                                                                                                             | <b>Decision Date</b> |                          |

- Job no. 204, Dwg no. 04

and as contained within the application documentation.

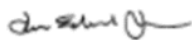
3. No facing or roofing materials shall be used other than materials matching those used on the existing building.

### Reason(s)

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.



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

