

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 LEVELL

Code Number

MAE P/2021/0380

Agent MR ANDREW HEWITT
ARH ARCHITECTURAL DESIGN
206 LIVERPOOL ROAD
WHITCHURCH
SY13 1UT

Date Received

16/04/2021

Decision Date

17/05/2021

Town and Country Planning Act, 1990

Location of application

13, HILL CREST, PENLEY, WREXHAM, , LL13 0NL

Description of application

ESTYNIAD BLAEN LLAWR CYNTAF AC ESTYNIAD CEFN STORI SENGL /
FIRST FLOOR FRONT EXTENSION AND 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:-

GDP1 Development objectives
PS1 Settlement limits

Revision	Date	Description of Decision
0	17/05/2021	Planning permission issued
1	18/02/2022	P/2022/0096 Non-material amendment to planning permission P/2021/0380 additional windows.

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. No facing or roofing materials shall be used other than materials matching those used on the existing building.
3. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered SHA58/03 Rev B (02/02/2022) and SHA58/04 Rev B (02/02/2022).

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Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. 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.
3. To comply with section 71ZA(2) of the Town and Country Planning Act 1990.



**Officer Appointed for this purpose
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

