

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 MICHAEL SMOUT	Code Number	OVE P/2022/0036
Agent	MR MICHAEL SMOUT SMOUTS WINDOWS LTD 97 HERITAGE WAY LLANYMYNECH SY22 6LN	Date Received	08/11/2021
		Decision Date	07/03/2022

Town and Country Planning Act, 1990

Location of application

1 BRAMBLES COTTAGES, BRYN Y PYS COURT, OVERTON, WREXHAM, LL13 0EJ

Description of application

NEWID 6 FFENEST, 1 DRWS BLAEN A DRYSAU FFRENGIG YN Y CEFN O BREN I PVC / REPLACEMENT OF 6 WINDOWS, 1 FRONT DOOR AND FRENCH DOORS TO REAR FROM TIMBER TO PVC

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
GDP1	Development objectives
PS2	Development and the environment

Revision	Date	Description of Decision
0	07/03/2022	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 387116 and as contained within the application documentation.
3. No materials shall be used other than those detailed on the application form and within the approved application documentation.

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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.



**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

