

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	S PARKER	Code Number	GRE P/2022/0043
Agent	MR ROBERT ADAM LLOYD D2 ARCHITECTS SOUGHTON HOUSE 2 NICHOLAS STREET MEWS CHESTER CH1 2NS	Date Received	08/12/2021 04/03/2022
		Decision Date	

Town and Country Planning Act, 1990

Location of application

BARNSIDE, COX LANE, PARK SIDE, ROSSETT, LL12 0BH

Description of application

CAIS I DROSI GAREJ YN YSTAFELL CYNLLUN AGORED, CAIS I ROI TO NEWYDD AC YCHWANEGU PANELI PV. CAIS I ADEILADU DARN CYSWLLT RHWNG YR EIDDO PRESENNOL A'R YSTAFELL CYNLLUN AGORED. CAIS I ADDASU'R TU MEWN A NEWID FFENESTR A DRYSAU / PROPOSED CONVERSION OF EXISTING GARAGE INTO OPEN PLAN LIVING. PROPOSED NEW ROOF AND ADDITION OF PV PANELS. PROPOSED ERECTION OF LINK BETWEEN EXISTING PROPERTY AND OPEN PLAN LIVING. PROPOSED INTERNAL RE-MODIFICATION AND ALTERATION TO WINDOW AND DOORS.

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

EC1	Green Barriers
EC13	Surface water run-off
EC5	Special Landscape Areas
EC9	Listed buildings of special architectural or historic interest
GDP1	Development objectives
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	04/03/2022	Planning permission issued

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**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 PL01A Proposed floor plans, PL02A Proposed elevations PL03A Proposed elevations PL04 Proposed site layout EC01 Location Plan and as contained within the application documentation.
3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification), any window or opening in the roof slope of the new kitchen facing south-west shall only be glazed or re-glazed using obscure glass which shall thereafter be permanently retained.

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 protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

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Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority
Public Footpath No.9 - Allington passes through the development site and should not be interfered with. I would strongly recommend that the applicant liaise with our Public Rights of Way Section to discuss the proposed development. Please contact Sean Hanratty on Tel: 01978 729761. Your attention is drawn to Highway Supplementary Notes - 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.h
tm](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)



Officer Appointed for this purpose
Chief Officer Planning & Regulatory

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