

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 AND MRS EVANS	Code Number	RHO P/2021/1114
Agent	MR ROB EVANS RSE ARCHITECTURE AND DESIGN STUDIO 28 ARNHEM WAY SAIGHTON CHESTER CH3 6GF	Date Received	17/11/2021
		Decision Date	05/01/2022

Town and Country Planning Act, 1990

Location of application

30, TAN Y CLAWYDD, JOHNSTOWN, WREXHAM, LL14 2ST

Description of application

ESTYNIAD DEULAWR YN Y CEFN A'R OCHR. ESTYNIAD UNLLAWR I
GEFN YR EIDDO / TWO STOREY EXTENSION TO REAR AND SIDE.
SINGLE STOREY EXTENSION TO REAR

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

EC13	Surface water run-off
EC6	Biodiversity Conservation
GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	05/01/2022	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:
311.001 P3 Location plan, site plan and existing floor plans

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311.002 P1 Existing elevations

311.003 P3 Proposed floor plans

311.004 P2 Proposed elevations

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 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.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

The permission hereby granted does not authorise encroachment upon, or interference with, the adjoining property.



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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

