

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 KENNETH ROBERTS	Code Number	BAN P /2022 /0430
Agent	CARL HUGHES HDS ARCHITECTURAL SERVICES THE FOUNDRY 15 YORKE STREET WREXHAM LL13 8LW	Date Received	12/05/2022
		Decision Date	01/07/2022

Town and Country Planning Act, 1990
Section 191 (as amended)

Certificate of Lawfulness of Existing Use of Development

, ALTHREY COTTAGE, OVERTON ROAD, BANGOR ON DEE, WREXHAM,
, LL13 0DA
TYSTYSGRIF DATBLYGIAD CYFREITHIOL AR GYFER ESTYNIAD UN
LLAWR ARFAETHEDIG YN Y CEFN A BALCONI JULIET / LAWFUL
DEVELOPMENT CERTIFICATE FOR PROPOSED SINGLE STOREY REAR
EXTENSION AND JULIET BALCONY

The Wrexham County Borough Council hereby **refuses to certify** that on 12/05/2022 the above mentioned development would be lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 as amended for the following reason(s):-

REASON(S)

There is a condition on the previous planning permission, BAN 14635 which removed permitted development rights. The extension cannot be constructed without planning permission.

A handwritten signature in blue ink, appearing to read 'Ian Jones'.

Ian Jones

Prif Swyddog Cynllunio a Rheoleiddio Dros Dro
Interim Chief Officer Planning & Regulatory

Dated: 01/07/2022

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