

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	SUSAN LARKIN	Code Number	MIN P/2021/0703
Agent	EMILY LLOYD HDS ARCHITECTURAL SERVICES THE FOUNDRY 15 YORKE STREET WREXHAM LL13 8LW	Date Received	15/07/2021
		Decision Date	06/09/2021

Town and Country Planning Act, 1990

Location of application

ARFRYN, NEW BRIGHTON, MINERA, WREXHAM, LL11 3DT

Description of application

ESTYNIAD OCHR DAU LAWR, BALCONI YN FFRYNT ESTYNIAD YSTAFELL YMOLCHI GOSOD FFENS YNG NGHEFN EIDDO / TWO STOREY SIDE EXTENSION, BALCONY IN FRONT OF FIRST FLOOR BATHROOM EXTENSION. INSTALLATION OF FENCE TO REAR OF PROPERTY

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

Revision	Date	Description of Decision
0	06/09/2021	Planning permission issued
1	08/11/2021	Non-material amendment refused
2	10/12/2021	Discharge of conditions 3 and 4 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 1:50 Proposed Elevations Rev G, 1:50 Proposed Floor Plans Rev G, 1:200 Proposed Site Plan Rev E and as contained within the application documentation.

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App Ref: P/2021/1017 **Details refused:** 1:200 Proposed Site Plan, 1:50 Floor Plans as Proposed, 1:50 Proposed Elevations **Refused by:** Wrexham County Borough Council **Date:** 08/11/2021

3. Prior to commencement of any further development, details of the materials and finish of the extensions and fence shall be submitted to and approved in writing by the LPA. The development shall be carried out in accordance with the approved details.

App Ref: P/2021/1019 **Details approved:** Proposed material samples **Approved by:** Wrexham County Borough Council **Date:** 10/12/2021

4. Prior to commencement of any further development, details of the materials, including glazing, and finish of the balcony, shall be submitted to and approved in writing by the LPA. The development shall be carried out in accordance with the approved details

App Ref: P/2021/1019 **Details approved:** Proposed material samples **Approved by:** Wrexham County Borough Council **Date:** 10/12/2021

5. The bathroom and en-suite window in the front elevation of both extensions, as shown on approved 1:50 Proposed Floor Plan Rev G, shall be obscurely glazed and thereafter retained for the lifetime of the development.

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

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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

