

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 MORRIS	Code Number	ROS P/2022/0462
Agent	EDWARD WEBB EDW ARCHITECTURE LTD THE RECTORY MEWS WREXHAM ROAD PULFORD CH4 9DG	Date Received	13/05/2022 01/07/2022
		Decision Date	

Town and Country Planning Act, 1990

Location of application

7, ROSSETT PARK, ROSSETT, WREXHAM, , LL12 0FB

Description of application

ESTYNIAD UNLLAWR I GEFN YR EIDDO / SINGLE STOREY REAR EXTENSION

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
PS1	Settlement limits

Revision	Date	Description of Decision
0	01/07/2022	Planning permission issued

Particulars of decision that permission be GRANTED Subject to the following:-

Condition(s)

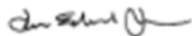
1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. No facing or roofing materials shall be used other than materials matching those used on the existing building.
3. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered Job no: 176 Dwg no: 04 Revision B, Job no: 176 Dwg no: 05 Revision B and Job no:176 Dwg no:06 and as contained within the application documentation.

Reason(s)

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1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. 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.
3. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.

Note(s) to applicant



Ian Jones

Prif Swyddog Cynllunio a Rheoleiddio Dros Dro

Interim 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

