

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	MRS ANGELA SHROPSHALL CLARK	Code Number	HOL P/2021/1111
Agent	CRAIG BAUGH CB ARCHITECTURAL DESIGN 41 FOSTER ROAD WREXHAM LL11 2LT	Date Received	11/11/2021
		Decision Date	23/12/2021

Town and Country Planning Act, 1990

Location of application

TY CASTELL, CASTLE STREET, HOLT, WREXHAM, LL13 9YW

Description of application

DYMCHWEL YSTAFELL WYDR BRESENNOL I GAEL EI DDISODLI GAN YSTAFELL HAUL A GOSOD DWY FFENESTR DORMER YN Y CEFN, UN GYDA DRYSAU DWBL YN MYND ALLAN I FERANDA O FEWN ARDAL GADWRAETH. /

DEMOLITION OF EXISTING CONSERVATORY TO BE REPLACED WITH A SUNROOM PLUS INSTALLATION OF TWO DORMERS TO REAR ELEVATION, ONE WITH DOUBLE DOORS ACCESSING A VERANDA WITHIN A CONSERVATION AREA.

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

EC6	Biodiversity Conservation
EC7	Conservation Areas
EC8	Demolition of buildings in conservation areas
EC9	Listed buildings of special architectural or historic interest
GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment

Revision	Date	Description of Decision
0	23/12/2021	Planning permission issued

Applicant MRS ANGELA
SHROPSHALL CLARK

**Code
Number** HOL P/2021/1111

Agent CRAIG BAUGH
CB ARCHITECTURAL
DESIGN
41 FOSTER ROAD
WREXHAM
LL11 2LT

**Date
Received** 11/11/2021

**Decision
Date** 23/12/2021

**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:
860/L(2)01A Plans and elevations as approved,
860/L(9) 01 Site plan as proposed
860/L(-)01 Location plan
860/L(-) 02 Existing drawings
860/L(-) 03 Existing site 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.

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.



**Officer Appointed for this purpose
Chief Officer Planning & Regulatory**

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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

