

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 & MRS JONES

Code Number RHO P/2021/0130

Agent ALICE HAY
AGD ARCHITECTURAL
CALBOURNE
CHURCH LANE
GILDEN SUTTON
CH3 7EW

Date Received 10/02/2021
Decision Date 15/04/2021

Town and Country Planning Act, 1990

Location of application

SUNBURY, PARK ROAD, PONCIAU, WREXHAM, , LL14 1HE

Description of application

ESTYNIAD O AMGYLCH RHYFEDD UNIGOL / SINGLE STOREY WRAP AROUND 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	15/04/2021	Planning permission issued
1	20/06/2022	Discharge of Condition 03 (boundary treatment) (P/2022/0520)

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. Details to be submitted before works commence before development commences, details relating to the boundary treatment between the site and the pathway to no 6 Bents Cottages shall be submitted to and approved in writing by the Local Planning Authority. Development shall only be carried out in accordance with the approved details.

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Date Approved: 20th June 2022 **Reference Number:** P/2022/0520

By: Wrexham County Borough Council

Approved Details: J028/21 (May 2022)

4. With the exception of those shown on the approved plan and notwithstanding the provisions of the Town and Country Planning (General Permitted development) Order 1995 (or any order revoking, re-enacting that Order with or without modification) no windows or other openings shall be inserted in any elevation of the extension facing North West.

Reason(s)

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

Note(s) to applicant



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

