

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 E TINN	Code Number	ROS P/2022/0318
Agent	STEVE JONES D S JONES AND CO 26 PROSPECT DRIVE COEDPOETH WREXHAM LL11 3PE	Date Received	30/03/2022
		Decision Date	13/05/2022

Town and Country Planning Act, 1990

Location of application

12, WEST WAY, ROSSETT, WREXHAM, LL12 0DX

Description of application

ESTYNIAD UNLLAWR AR FLAEN YR EIDDO / SINGLE STOREY FRONT 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
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	13/05/2022	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. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered:
Location Plan, Dwg No. 10580.01.
Proposed Site Layout / Block Plan, Dwg No. 10580.02.
Existing Floor Plan and Elevations, Dwg No. 10580.03.
Proposed Floor Plan and Elevations, Dwg No. 10580.04.

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and as contained within the application documentation.

3. No facing or roofing materials shall be used other than materials matching those used on the existing building.

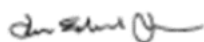
Reason(s)

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.

Note(s) to applicant

Your attention is drawn to Highway Supplementary Notes - 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



Ian Jones

Prif Swyddog Cynllunio a Rheoleiddio Dros Dro

Interim Chief Officer Planning & Regulatory

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