

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 DUNCAN FALCONER	Code Number	ROS P/2020/0250
Agent	PEAK ARCHITECTURAL MR PAUL KENT YEW TREE FARMHOUSE WREXHAM ROAD HOLT WREXHAM LL13 9YU	Date Received	20/04/2020
		Decision Date	14/12/2021

Town and Country Planning Act, 1990

Location of application

THE COACH HOUSE, TREVALYN HALL, CHESTER ROAD, ROSSETT, WREXHAM, LL12 0HH

Description of application

CODI SWYDDFA ARDD, ADLEOLI'R SIED ARDD BRESENNOL, DYCHWELYD SIED ARDD BRESENNOL, CIOSC FFON AC ARDDULL TY COED CODI / ERECTION OF GARDEN OFFICE, RELOCATION OF EXISTING GARDEN SHED AND RETENTION OF EXISTING GARDEN SHED, TELEPHONE KIOSK AND RAISED TREE HOUSE STYLE DECKED AREA

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	14/12/2021	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 Proposed Plan and Elevations Rev C (received 07/12/2021), 1:250 Proposed Layout Plan (received 19/03/2021) and as contained within the application documentation.

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3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.
4. The building shall not be used at any time other than for purposes ancillary to the residential use of the dwelling known as The Coach House, Trevalyn Hall, Chester Road, Rossett

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



**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

