

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 R JONES	Code Number	MAE P/2021/0332
Agent	MR ROB LEE PORTMAN SURVEYORS LTD THE STUDIO TARPORLEY BUSINESS CENTRE NANTWICH ROAD TARPORLEY CW6 9UT	Date Received	03/04/2021
		Decision Date	22/09/2021

Town and Country Planning Act, 1990

Location of application

LITTLEOAKS BARN, OVERTON ROAD, PENLEY, WREXHAM, LL13 0LU

Description of application

CORIDOR CYSWLLT GWYDR UNLLAWR ARFAETHEDIG RHWNG YR YSGUBOR A'R SIED WARTHEG AC ADDASIADAU I'R PORTSH PRESENNOL / PROPOSED SINGLE STOREY GLAZED LINK BETWEEN BARN AND SHIPPON AND ALTERATIONS TO EXISTING PORCH

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

EC5	Special Landscape Areas
EC6	Biodiversity Conservation
EC9	Listed buildings of special architectural or historic interest
GDP1	Development objectives
PS2	Development and the environment

Revision	Date	Description of Decision
0	22/09/2021	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:
A309 01A Location and site plans

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A309 02 Existing floor plan
A 309 10 proposed elevations part
A309 12 A Proposed ground floor plan part
A309 13 Proposed elevations

and as contained within the application documentation.

3. Prior to their installation on the building, drawings to scale 1:5 and 1:20 fully detailing all new or replacement windows and doors shall be submitted to and approved in writing by the Local Planning Authority. The details shall fully describe the proposed materials, decorative/protective finishes, method of opening and glazing type and include cross sections for glazing bars, sills and heads etc. The works shall only be carried out in strict accordance with such details as are approved.

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 the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

You are advised that the planning permission hereby granted does not authorise any building over, diversion, connection or other interference with any sewer, public or private, which crosses the site. You are advised to contact Welsh Water, PO Box 10, Treharris, CF46 6XZ (Tel: 01443 331155) in this regard, prior to undertaking any groundwork in connection with the development. Should you be required to depart from the details hereby approved, you should contact the Council's planning department to seek further advice with regard to the submission of amended plans and / or a new planning application.

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You are advised that this permission does not in itself authorise the carrying out of the development hereby permitted until the necessary Listed Building Consent has been obtained. Your concurrent application for Listed Building Consent P/2021/0331 has now been forwarded to the Welsh Government for determination.



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

