

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 PARKER	Code Number	MAE P/2021/1115
Agent	RACHEL SAXTY AND ANDREW HEWITT ARH ARCHITECTURAL DESIGN 206 LIVERPOOL ROAD WHITCHURCH SY13 1UT	Date Received	17/11/2021
		Decision Date	23/12/2021

Town and Country Planning Act, 1990

Location of application

BETTISFIELD HALL FARM, BETTISFIELD, WHITCHURCH, WREXHAM, SY13 2LB

Description of application

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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
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	23/12/2021	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:
SHA/109/04 Proposed floor plans
SHA/109/05 proposed elevations

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SHA/109/01 Location and site plans

SHA/109/02 Existing floor plans

SHA/109/03 Existing elevations

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.

4. The extension shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Bettisfield Hall Farm, Bettisfield SY13 2LB.

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 safeguard the amenities of the area 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

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