

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	MRS SANDRA THOMPSON	Code Number	BRY P/2021/0995
Agent	MRS ALISON PARKER MODUS DESIGNS 27 LONGDALE DRIVE CHESTER CH1 5AT	Date Received	15/10/2021
		Decision Date	22/11/2021

Town and Country Planning Act, 1990

Location of application

21, COLEMAN ROAD, BRYMBO, WREXHAM, LL11 5FT

Description of application

ESTYNIAD UNLLAWR I GEFN YR EIDDO / SINGLE STOREY REAR 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
PS2	Development and the environment

Revision	Date	Description of Decision
0	22/11/2021	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, SK03, SK04, SK05 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.
4. Gas protection measures shall be installed in the new extension. A methodology of these works (including specification details, design plans and installation details) shall be submitted to and approved by the Local Planning Authority prior to commencement of development. During the installation

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works the membrane should be inspected and validated by an independent and suitably experienced third party and a written validation report submitted to the Council. The extension shall not be occupied until a validation report shows that the works have been satisfactorily carried out has been submitted to and approved in writing by the Local Planning Authority.

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 the host property and adjoining dwellings 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

