

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	J HUMPHREYS	Code Number	WRO P/2021/1137
Agent	BOB DEWEY PLANNING MR B DEWEY THE GABLES LLANFYNYDD WREXHAM LL11 5HG	Date Received	28/10/2021
		Decision Date	21/03/2022

Town and Country Planning Act, 1990

Location of application

60, ALEXANDRA ROAD, WREXHAM, LL13 7SH

Description of application

NEWIDIADAU ARFAETHEDIG I ESTYNIADAU CEFN SYDD WEDI CAEL CANIATAD YN FLAENOROL (P/2021/0268) / PROPOSED CHANGES TO REAR EXTENSIONS PREVIOUSLY GRANTED PERMISSION (P/2021/0268)

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	21/03/2022	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 drawings referenced:
 - * 'Proposed Rear Elevation Scale 1:50 60 Alexandra Road',
 - * 'Proposed R/H Elevation Scale 1-50 60 Alexandra Road',
 - * 'Proposed View 1-50 60 Alexandra Road',
 - * 'Proposed ground floor plan Scale 1-50 60 Alexandra Road',
 - * 'Proposed 1st Floor Plan Scale 1-50 60 Alexandra Road',
 - * 'Proposed second floor plan Scale 1-50 60 Alexandra Road',

Applicant	J HUMPHREYS	Code Number	WRO P/2021/1137
Agent	BOB DEWEY PLANNING MR B DEWEY THE GABLES LLANFYNYDD WREXHAM LL11 5HG	Date Received	28/10/2021
		Decision Date	21/03/2022

* 'Proposed Site Plan 1:200', 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. With the exception of those shown on the approved plan and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification) no windows or other openings shall be inserted in any elevation of the extensions.
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification), no further development shall take place under Classes A, B, C, D, E of Schedule 2 Part 1 and Class A of Schedule 2 Part 2, other than the development hereby granted permission.
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification), the windows in the elevation of the extension at second floor level, facing south, shall only be glazed or re-glazed using obscure glass and shall be non-opening. The windows shall thereafter be retained as hereby approved and shall only be replaced on a like for like basis.
7. The internal space within the mansard roof, at second floor level, shall not be used as a habitable room (kitchen, bedroom, living room, dining room or study).

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.

Applicant	J HUMPHREYS	Code Number	WRO P/2021/1137
Agent	BOB DEWEY PLANNING MR B DEWEY THE GABLES LLANFYNYDD WREXHAM LL11 5HG	Date Received	28/10/2021
		Decision Date	21/03/2022

5. Due to the restricted application site and its relationship with adjoining properties it is considered important to ensure that no additional development as described in the condition is carried out without the permission of the Local Planning Authority in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.

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

7. There will be no reasonable means of outlook from the second floor space and to use this floor area for habitable purposes would create a substandard form of development. The use of this area should be therefore be restricted to ensure that a satisfactory unit of residential accommodation is retained within the property in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

You are advised that building work which involves work on an existing wall shared with another property, building on the boundary with a neighbouring property or excavating near a neighbouring building may require the separate consent of the neighbour under the provisions of the Party Wall Act. If you require further information or advice please contact the Building Control Section on 01978 292050.

The permission hereby granted does not authorise encroachment upon, or interference with, the adjoining property.

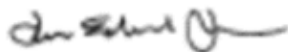
All works relating to this development which are audible beyond the site boundary should be carried out only between 7.30 and 18.00 hrs Monday to Friday, and 08.00 to 14.00 hrs on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60, Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

Applicant	J HUMPHREYS	Code Number	WRO P/2021/1137
Agent	BOB DEWEY PLANNING MR B DEWEY THE GABLES LLANFYNYDD WREXHAM LL11 5HG	Date Received	28/10/2021
		Decision Date	21/03/2022

The applicant is further advised that any complaints received relating to noise of any type from the development may also be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints. This is done under the Statutory Nuisance provisions provided within the Environmental Protection Act 1990, and legal action may be taken where appropriate.

The applicant must adhere to the times given above wherever possible. If however there are urgent or unavoidable circumstances requiring works outside of the specified times, permission to proceed may be sought by contacting Environmental Health and Housing Standards at: heathandhousing@wrexham.gov.uk or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.



Ian Jones

Prif Swyddog Cynllunio a Rheoleiddio Dros Dro

Interim 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

