

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 DAVE CUNNAH	Code Number	GWE P/2021/1063
Agent	MR DAVID INESON DESIGN IN SAFETY 57 CHARLES STREET BRYMBO WREXHAM LL11 5FL	Date Received	01/11/2021
		Decision Date	08/12/2021

Town and Country Planning Act, 1990

Location of application

39, PENRHYN DRIVE, GWERSYLLT, WREXHAM, LL11 4LY

Description of application

ESTYNIAD UNLLAWR AR OCHR A CHEFN YR EIDDO I GYMRYD LLE'R YSTAFELL HAUL BRESENNOL. CWRB ISEL NEWYDD O FLAEN YR EIDDO ER MWYN CAEL MWY O LE PARCIO / SINGLE STOREY SIDE AND REAR EXTENSION TO REPLACE EXISTING CONSERVATORY. NEW DROPPED KERB TO FRONT TO EXTEND PARKING

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	08/12/2021	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 DIS_AD_0106_SK01, DIS_AD_0106_03, DIS_AD_0106_04 and as contained within the application documentation.

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3. No facing or roofing materials shall be used other than materials matching those used on the existing building.

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.

Note(s) to applicant

A licence must be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to lower the kerbline and cross the footpath. Further guidance can be obtained from the Highway Authority of Wrexham County Borough Council on telephone 01978 729670.



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

