

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	LEANNE ALLEN	Code Number	GWE P/2021/0643
Agent	EMILY LLOYD HDS ARCHITECTURAL THE FOUNDRY 15 YORKE STREET WREXHAM LL13 8LW	Date Received	30/06/2021 23/08/2021
		Decision Date	

Town and Country Planning Act, 1990

Location of application

, 17, THE MEADOWS, GWERSYLLT, WREXHAM, , LL11 4SX

Description of application

ESTYNIAD DEULAWR I GEFN YR EIDDO / TWO 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
PS1	Settlement limits
PS2	Development and the environment

Revision	Date	Description of Decision
0	23/08/2021	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. No facing or roofing materials shall be used other than materials matching those used on the existing building.
3. The development shall only be carried out in strict accordance with the amended plan(s) numbered TM/PD/03 REV B (04-08-21), TM/PD/04 REV B (04-08-21) TM/PD/05 REV B (04-08-21) and TW/PD/06 (August 2021)
4. With the exception of those shown on the approved plan and notwithstanding the provisions of the Town and Country Planning (General

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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 extension facing North East or South West.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. 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.
3. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
4. To protect the amenities of the occupiers of nearby properties.

Note(s) to applicant



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

