

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 PAUL MERCER	Code Number	GWE P/2021/0990
Agent	MR PAUL MERCER TANGLEWOOD OAK ALYN COURT WREXHAM LL12 9YT	Date Received	07/10/2021
		Decision Date	22/11/2021

Town and Country Planning Act, 1990

Location of application

TANGLEWOOD, OAK ALYN COURT, CEFN Y BEDD, WREXHAM, LL12 9YT

Description of application

ESTYNIAD I'R BALCONI PRESENNOL (OL-WEITHREDOL) / EXTENSION OF EXISTING BALCONY (IN RETROSPECT)

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 existing glass balustrade shall be permanently retained and shall only be replaced on a like for like basis.
2. 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 or E of Schedule 2 Part 1, other than the development hereby granted permission.

Applicant MR PAUL MERCER

Code Number GWE P/2021/0990

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TANGLEWOOD
OAK ALYN COURT
WREXHAM
LL12 9YT

Date Received 07/10/2021

Decision Date 22/11/2021

Reason(s)

1. 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.
2. 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.



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

