

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

|                  |                                                                                                                |                      |                 |
|------------------|----------------------------------------------------------------------------------------------------------------|----------------------|-----------------|
| <b>Applicant</b> | MR L PEATE                                                                                                     | <b>Code Number</b>   | GRE P/2021/0455 |
| <b>Agent</b>     | CATHY OWEN<br>OFF THE WALL ARCHITECTURAL<br>1 THE WOODLANDS<br>CHESTER ROAD<br>GRESFORD<br>WREXHAM<br>LL12 8NU | <b>Date Received</b> | 10/05/2021      |
|                  |                                                                                                                | <b>Decision Date</b> | 03/08/2021      |

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### **Town and Country Planning Act, 1990**

#### **Location of application**

, 1, HAWTHORN ROAD, MARFORD, WREXHAM, , LL12 8XJ

#### **Description of application**

ESTYNIAD LLAWR CYNTAF I'R OCHR AC I'R CEFN AC ADDASIADAU  
ALLANOL / FIRST FLOOR EXTENSION TO SIDE AND REAR AND  
EXTERNAL ALTERATIONS

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        | 03/08/2021 | 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. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered PL01 Rev A, PL02 Rev A and as contained within the application documentation.
3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.
4. The window in the side elevation of Bedroom 2 as shown on Dwg No's PL01 Rev A and PL02 Rev A, shall be obscurely glazed and fixed shut and thereafter retained for the lifetime of the development:

**Applicant** MR L PEATE

**Code Number** GRE P/2021/0455

**Agent** CATHY OWEN  
OFF THE WALL  
ARCHITECTURAL  
1 THE WOODLANDS  
CHESTER ROAD  
GRESFORD  
WREXHAM  
LL12 8NU

**Date Received** 10/05/2021

03/08/2021

**Decision Date**

### **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. In the interest of safeguarding residential amenities of neighbouring occupiers to the north in accordance with UDP Policy GDP1.

### **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](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)

