

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

7

Expiry Date: 01/04/2008

Decision Notice Sent:

03/09/2008

Grid Reference:

E 337283

N 341953

Applicant MR H JONES

Code No OVE P/2008/0118

Agent PETER G AUBREY
BOVIUM
BRIDGE STREET
HOLT
WREXHAM
LL13 9JG

Date Received 06/02/2008

Decision Date 03/09/2008

Town and Country Planning Act, 1990

Location of application

LAND AT WREXHAM ROAD, OVERTON, WREXHAM, LL13 0DU

Description of application

ERECTION OF DWELLING AND ALTERATION TO VEHICULAR ACCESS

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

EC7	Conservation Areas
EC8	Demolition of buildings in conservation areas
EC9	Listed buildings of special architectural or historic interest
GDP1	Development objectives
H2	Residential development within settlements
PS2	Development and the environment
T8	Parking

Particulars of decision that permission be GRANTED

Subject to the following:-

Condition(s)

1. The development hereby permitted shall be begun before the expiry of five years from the date of this permission.
2. Development shall only be carried out in strict accordance with the approved plans unless the prior written approval of the Local Planning Authority has been obtained.
3. Prior to their use on the development samples of all external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.

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4. Details of windows and doors, boundary treatment, soil and vent pipes and terminals, foul drainage gullies, boiler flues, boiler combustion air inlets and mechanical room ventilation outlets shall be submitted to the Local Planning Authority within 1 month of commencement of development. The development shall not be brought into use except in full accordance with such details as have been approved by the Local Planning Authority.

5. The site shall be developed in accordance with the ground and floor levels indicated on the approved plans. No changes to floor levels or external ground levels shall be made without the prior written approval of the Local Planning Authority.

6. This permission shall operate only to allow development to be carried out in accordance with the approved drawings and the application documentation. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no further development shall take place within the site (other than the painting of the buildings).

7. The access shall be improved to form a 4.5 metre wide access in accordance with the approved plan prior to the occupation of the dwelling, to provide visibility splays as follows:

a. 2.4 by 43 metres to the west measured to the centreline of the adjoining highway and 2.4 by 18 metres to the east measured to the nearside edge of the adjoining highway within which there shall be no obstruction in excess of 1.0 metre in height.

b. 2.4 by 3.3 metres in both directions measured from the back of the footway within which there shall be no obstruction in excess of 0.6 metre in height.

8. The access shall be surfaced using hard bound materials for a minimum distance of 5 metres behind the highway boundary prior to occupation of the dwelling, and no gates shall be erected within 5 metres of the boundary.

9. The vehicle parking and turning areas indicated on the approved plans shall be laid out, surfaced and drained prior to the first use of the building hereby granted and shall thereafter be retained for those purposes, free of all obstruction.

10. The site shall only be drained by means of a separate system of drainage with no surface water being discharged to the foul drain/sewer.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

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2. To ensure that the development fully complies with the appropriate policies and standards.
3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
4. To ensure that the development fully complies with the appropriate policies and standards.
5. To ensure that the development fully complies with the appropriate policies and standards.
6. 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.
7. To ensure that adequate visibility is provided at the proposed point of access to the highway.
8. In the interests of highway safety.
9. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety.
10. To ensure satisfactory drainage of the site and to avoid flooding.

Note(s) to applicant

Your attention is drawn to Highway Supplementary Notes Numbered 1, 3, 4 and 5 on the enclosed "Applicants' Rights and General Information".

Please note the attached comments from Public Protection and Welsh Water.



Officer Appointed for this purpose
Refer to the Statement of Applicant's Rights and General Information Enclosed

Chief Planning Officer, Lambpit Street, P O Box 1290, Wrexham, LL11 1WL.