

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 & MRS NICHOLSON	Code Number	LLR P/2021/0237
Agent	ZACH THORP THORP DESIGN SERVICES LTD 1 CHATTON CLOSE BURY BL8 2UE	Date Received	10/03/2021
		Decision Date	01/06/2021

Town and Country Planning Act, 1990

Location of application

ARGOED LODGE, GATE ROAD, FRONCYSYLLTE, WREXHAM, LL20 7RH

Description of application

ESTYNIAD CEFN UNLLAWR / SINGLE 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:-

EC11	Archaeology
EC4	Hedgerows, Trees and Woodland
EC5	Special Landscape Areas
EC7	Conservation Areas
GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment

Revision	Date	Description of Decision
0	01/06/2021	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:
ZT20-196-04 proposed plans and elevations Rev A received 29 April 2021
ZT20-196-03 proposed site plan
ZT20-196-00 Location Plan
and as contained within the application documentation.

Applicant	MR & MRS NICHOLSON	Code Number	LLR P/2021/0237
Agent	ZACH THORP THORP DESIGN SERVICES LTD 1 CHATTON CLOSE BURY BL8 2UE	Date Received	10/03/2021
		Decision Date	01/06/2021

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 new windows and doors on external elevations shall be painted timber.

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. To safeguard the character and appearance of the area



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

