

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 CARL PICKERING

Code Number

WRA P/2021/0456

Agent CARL PICKERING
51
FRANCES AVENUE
WREXHAM
LL12 8BL

Date Received

10/05/2021

Decision Date

07/07/2021

Town and Country Planning Act, 1990

Location of application

, 51, FRANCES AVENUE, WREXHAM, , LL12 8BL

Description of application

CODI SWYDDFA I'R CARTREF/TY HAF YN YR ARDD GEFN (YN OL-EDRYCH YN RHANNOL) / ERECTION OF HOME OFFICE/SUMMERHOUSE IN REAR GARDEN (PARTLY 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
PS1	Settlement limits
PS2	Development and the environment

Revision	Date	Description of Decision
0	07/07/2021	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 2021/FA/01 and as contained within the application documentation.
3. The outbuilding erected under this permission shall be used only for a purpose incidental to the use of the dwelling as a single dwelling house.

Reason(s)

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		Decision Date	

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 that the outbuilding is not used in a manner prejudicial to or likely to cause nuisance or disturbance to the occupiers of nearby properties in accordance with Policies GDP1 of the Wrexham Unitary Development Plan.

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

