

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	JAYNE EVANS	Code Number	MAR P/2021/0393
Agent	MR GERAINT EDWARDS 36 PLAS TIRION JOHNSTOWN WREXHAM LL14 1UR	Date Received	19/04/2021
		Decision Date	03/06/2021

Town and Country Planning Act, 1990

Location of application

, KALGARI, EYTON, WREXHAM, , , LL13 0YD

Description of application

OCHR STORI SENGL AC ESTYNIADAU CEFN YN CYNNWYS
DIDDORDEBAU I GADWRAETH PRESENNOL / SINGLE STOREY SIDE
AND REAR EXTENSIONS INCLUDING ALTERATIONS TO EXISTING
CONSERVATORY

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	03/06/2021	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 1:100 Proposed Ground Floor Plan, 1:250 Proposed Site Plan, 1:100 Proposed Roof Plan, 1:100 Proposed Elevations 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.

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LL14 1UR

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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.

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

