

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 JONES	Code Number	GRE P/2021/0584
Agent	CATHY OWEN OFF THE WALL ARCHITECTURE 1 THE WOODLANDS CHESTER ROAD GRESFORD LL12 9NU	Date Received	09/06/2021
		Decision Date	23/07/2021

Town and Country Planning Act, 1990

Location of application

37, NAYLAND AVENUE, GRESFORD, WREXHAM, , LL12 8YU

Description of application

ESTYNIAD UNLLAWR I'R FFRYNT A'R OCHR, ESTYNIAD TO AR OLEDDF A GOSODD FFENESTR DORMER YN Y CEFN / SINGLE STOREY EXTENSIONS TO FRONT AND SIDE, PITCHED ROOF EXTENSION AND INSTALLATION OF DORMER WINDOW TO REAR

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
T8	Parking

Revision	Date	Description of Decision
0	23/07/2021	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 OTW1 166:
EX01 Existing plans and elevations
PL01 Location Plan, Site plan and proposed floor plans

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PL02 Proposed elevations

and as contained within the application documentation.

3. No facing or roofing materials shall be used other than materials matching those used on the existing building.

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

Your attention is drawn to Highway Supplementary Notes - 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.h
tm](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

The permission hereby granted does not authorise encroachment upon, or interference with, the adjoining property.

Applicant MR & MRS JONES

Code Number GRE P/2021/0584

Agent CATHY OWEN
OFF THE WALL
ARCHITECTURE
1 THE WOODLANDS
CHESTER ROAD
GRESFORD
LL12 9NU

Date Received 09/06/2021

23/07/2021

Decision Date



Officer Appointed for this purpose
Chief Officer Planning & Regulatory

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