

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 NEIL MATTHEWS	Code No	COE P/2021/0577
Agent	DAVID INESON DESIGN IN SAFETY 57 CHARLES STREET BRYMBO LL11 5FL	Date Received	04/06/2021
		Decision Date	13/07/2021

Town and Country Planning Act, 1990
Section 73

Location of application

BRYN RHEDYN, 34 HEOL LLEWELYN, COEDPOETH, WREXHAM, LL11 3PB

Description of application

AMRYWIO AMOD 02 O GANIATAD CYNLLUNIO P/2016/0097 I NEWID CYNLLUNIAU – CYNNWYS Y CYN FFENESTRI I'R BLAENLUN / VARIATION OF CONDITION 02 PLANNING PERMISSION P/2016/0097 TO AMEND PLANS - INCLUSION OF DORMER WINDOWS TO FRONT ELEVATION

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
PS2	Development and the environment

Revision	Date	Description of Decision
0	13/07/2021	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 DIS_AD_0110_02 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.

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4. No windows, to include roof lights, shall at any time be installed in the rear facing roof scope of the garage other than windows that are obscurely glazed and permanently fixed shut.

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 protect the amenities of the occupiers of nearby properties in accordance with Policy 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