

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 HALSTEAD	Code Number	GRE P/2020/0118
Agent	PRIME OAK LTD MR JONATHAN STACKHOUSE WHITEHOUSE FARM WHITEHOUSE LANE SWINDON SOUTH STAFFORDSHIRE DY3 4PE	Date Received	21/02/2020
		Decision Date	20/05/2020

Town and Country Planning Act, 1990

Location of application

, HILLSIDE, HOSELEY LANE, MARFORD, WREXHAM, , LL12 8YE

Description of application

OAK FRAMED LOUNGE EXTENSION TO FRONT WITH GARAGE BELOW AND SINGLE STOREY BATHROOM EXTENSION 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:-

Revision	Date	Description of Decision
0	20/05/2020	Planning permission issued
1	17/05/2021	Discharge of condition 3 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 1:500 Proposed Block Plan dated April 2020, 1:100 Proposed Elevations dated 28/04/2020, 1:100 Proposed Ground Floor Plan dated 17/02/2020, 1:100 Proposed Garage Floor Plan dated 19/02/2020, 1:100 Proposed Section dated 28/04/2020 and as contained within the application documentation.
3. No part of the development shall commence until samples of all external facing and roofing materials have been submitted to and approved in

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writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.

App Ref No: P/2020/0743 & P/202/0853 **Documents Approved:** Primeoak sarnafil roof (image received 20/11/2020), Oak joinery (image received 20/11/2020), Reclaimed roof slate (image received 20/11/2020), Oakpost (image received 20/11/2020), Render (image received 13/05/2021) , x2 plans (received 14/05/2021)
Approved by: Wrexham County Borough Council **Date:** 17/05/2021

4. The terrace south of the steps leading into the dwelling and labelled 'raised terrace' on the approved 1:500 Proposed Block Plan shall remain as existing.

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. In the interest of safeguarding residential amenities of the neighbouring property to the south in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.



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