

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	VICKI MORGAN	Code Number	WRC P/2021/0281
Agent	HDS ARCHITECTURAL SERVICES LTD EMILY LLOYD THE FOUNDRY 15 YORKE STREET WREXHAM LL13 8LW	Date Received	18/03/2021
		Decision Date	15/04/2021

Town and Country Planning Act, 1990

Location of application

153, KINGSMILLS ROAD, , WREXHAM, , LL13 0NS

Description of application

TRAWSNEWID GAREJ I ANNEX
CONVERSION OF GARAGE TO ANNEXE

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

EC4	Hedgerows, Trees and Woodland
GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	15/04/2021	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 KM/PD:
01 Existing floor plan
02 Existing elevations
03 Proposed floor plan

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04 Proposed elevations

05 Location and site plans

and as contained within the application documentation.

3. The unit shall only be used for residential purposes ancillary to the use of the existing dwelling 153 Kingsmills Road as a residential dwelling.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification), any window or opening in the elevation of the extension facing west shall only be glazed or re-glazed using obscure glass which shall thereafter be permanently retained.

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 safeguard the amenities of the area
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

Trees within the site are subject to a Tree Preservation Order. The following activities should not be carried out under any circumstances:

- 1) No fires should be lit within 10 metres of the nearest point of the canopy of any retained tree.
- 2) No works, including earth works and the bringing onto site of machinery or materials shall proceed until the approved tree protection measures are put in place, with the exception of the approved tree works.
- 3) No equipment, signage, fencing, tree protection barriers, materials, components, vehicles or structures shall be attached to or supported by a retained tree.
- 4) No mixing of cement or use of other materials or substances shall take place within tree root protection areas or tree construction exclusion zones, or close enough to these that seepage or displacement of those materials or substances could cause them to enter tree root protection areas or tree

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construction exclusion zones.

5) No alterations or variations to the approved works or tree protection schemes shall be carried out without the prior written approval of the Local Planning Authority.



**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

