

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 VERNON	Code Number	HOL P/2021/0282
Agent	EDW ARCHITECTURE LTD MR EDWARD WEBB THE RECTORY MEWS WREXHAM ROAD PULFORD CHESTER CH4 9DG	Date Received	23/03/2021
		Decision Date	07/05/2021

Town and Country Planning Act, 1990

Location of application

1 HOLT LODGE COTTAGES, HUGMORE LANE, LLAN Y PWLL,
WREXHAM, , LL13 9YD

Description of application

ESTYNIAD UNLLAWR I FFURFIO ANNEX
SINGLE STOREY EXTENSION TO FORM ANNEXE

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
H5	Housing in the countryside
PS1	Settlement limits
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	07/05/2021	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 184:
01 Location plan
03 existing first and second floor plans

Applicant	MR MRS VERNON	Code Number	HOL P/2021/0282
Agent	EDW ARCHITECTURE LTD MR EDWARD WEBB THE RECTORY MEWS WREXHAM ROAD PULFORD CHESTER CH4 9DG	Date Received	23/03/2021 07/05/2021
		Decision Date	

04 existing elevations

05 Proposed ground floor and part site plan

06 Proposed first and second floor plans

07 proposed elevations 1 and 2

08 proposed elevation 3

09 existing block plan

10 proposed block plan

and as contained within the application documentation.

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

4. The extension shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 1 Holt Lodge Cottages, Hugmore Lane LL13 9YD.

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 safeguard residential amenity

Note(s) to applicant

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

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

Applicant	MR MRS VERNON	Code Number	HOL P/2021/0282
Agent	EDW ARCHITECTURE LTD MR EDWARD WEBB THE RECTORY MEWS WREXHAM ROAD PULFORD CHESTER CH4 9DG	Date Received	23/03/2021 07/05/2021
		Decision Date	

tm

Following the commencement of Schedule 3 of the Flood and Water Management Act, the works as proposed are required to obtain approval from the SuDS Approving Body (SAB) prior to commencement of those construction works. Further details of the SAB, the new national standards, the pre-application advice service and the application for approval process can be found on the Wrexham CBC's SAB webpage:
https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm or by contacting the SAB Team directly at SAB@wrexham.gov.uk



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

