

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



|                  |                                                                         |                      |                          |
|------------------|-------------------------------------------------------------------------|----------------------|--------------------------|
| <b>Applicant</b> | PETER JONES                                                             | <b>Code Number</b>   | WRC P/2021/0026          |
| <b>Agent</b>     | PETER JONES<br>1<br>MILLBANK RISE<br>KINGS MILLS<br>WREXHAM<br>LL13 0YU | <b>Date Received</b> | 11/01/2021<br>05/03/2021 |
|                  |                                                                         | <b>Decision Date</b> |                          |

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### **Town and Country Planning Act, 1990**

#### **Location of application**

, 1, MILLBANK RISE, KINGS MILLS, WREXHAM, , LL13 0YU

#### **Description of application**

ESTYNIAD OCHR DEULAWR / TWO STOREY SIDE EXTENSION

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      |

| Revision | Date       | Description of Decision    |
|----------|------------|----------------------------|
| 0        | 05/03/2021 | 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. No facing or roofing materials shall be used other than materials matching those used on the existing building.
3. With the exception of those shown on the approved plan and 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) no windows or other openings shall be inserted in any elevation of the building facing east.

**Applicant** PETER JONES

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**Decision  
Date**

4. Before the first use of the extension, the window proposed for the first floor bathroom on the east side elevation shall be glazed with 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 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.
3. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
4. To ensure the character and amenity of the locality is not detrimentally affected in the long term 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](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)

