

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 ROBERTS	Code Number	GRE P/2021/0139
Agent	ROB LEE PORTMAN SURVEYORS LTD THE STUDIO TARPORLEY BUSINESS CENTRE NANTWICH ROAD TARPORLEY CW6 9UT	Date Received	12/02/2021
		Decision Date	15/04/2021

Town and Country Planning Act, 1990

Location of application

BEECHMOUNT, MARFORD HILL, MARFORD, WREXHAM, , LL12 8SW

Description of application

DYMCHWEL ESTYNIAD PRESENNOL AC ETHOLIAD ESTYNIAD
NEWYDD, AILGYLCHU 5 FFENESTRI MEWN DWELL PRESENNOL /
DEMOLITION OF EXISTING EXTENSION AND ERECTION OF NEW
EXTENSION, REPLACE 5 WINDOWS IN EXISTING DWELLING

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
EC7	Conservation Areas
EC9	Listed buildings of special architectural or historic interest
GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment

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:

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120221-A_193_01_LOCATION PLAN
120221-A_193_03_EXISTING_Plans_Elevations
120221-A_193_43_PROPOSED_GF_Plan
120221-A_193_44_PROPOSED_FF_Plan
120221-A_193_45_PROPOSED_Elevations
120221-A_193_50_PROPOSED_Joinery_Details_A
120221-A_193_51_PROPOSED_Joinery_Details_B
120221-A_193_52_PROPOSED_Joinery_Details_C
120221-Window Schedule Feb 2021

Design and access statement

Heritage statement

and as contained within the application documentation.

3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.

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.

Note(s) to applicant

You are advised that this permission does not in itself authorise the carrying out of the development hereby permitted until the necessary Listed Building Consent has been obtained. Your concurrent application for Listed Building Consent P/2021/0140 has now been forwarded to the Welsh Government for determination.

Applicant MR & MRS ROBERTS

Code Number GRE P/2021/0139

Agent ROB LEE
PORTMAN SURVEYORS
LTD
THE STUDIO
TARPORLEY BUSINESS
CENTRE
NANTWICH ROAD
TARPORLEY
CW6 9UT

Date Received 12/02/2021

15/04/2021

Decision Date



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

