

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 JONES	Code Number	RHO P/2021/0130
Agent	ALICE HAY AGD ARCHITECTURAL CALBOURNE CHURCH LANE GUILDEN SUTTON CH3 7EW	Date Received	10/02/2021 15/04/2021
		Decision Date	

Town and Country Planning Act, 1990

Location of application

, SUNBURY, PARK ROAD, PONCIAU, WREXHAM, , LL14 1HE

Description of application

ESTYNIAD O AMGYLCH RHYFEDD UNIGOL / SINGLE STOREY WRAP AROUND 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	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. No facing or roofing materials shall be used other than materials matching those used on the existing building.
3. Details to be submitted before works commence before development commences, details relating to the boundary treatment between the site and the pathway to no 6 Bents Cottages shall be submitted to and approved in writing by the Local Planning Authority. Development shall only be carried out in accordance with the approved details.
4. With the exception of those shown on the approved plan and notwithstanding the provisions of the Town and Country Planning (General

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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 extension facing North West.

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 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 protect the amenities of the occupiers of nearby properties 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

