

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 DEREK DUNNING	Code Number	ROS P/2019/0946
Agent	HOME DESIGN SOLUTIONS LTD CARL HUGHES 25 MANLEY ROAD WREXHAM LL13 8HD	Date Received	23/12/2019
		Decision Date	31/01/2020

Town and Country Planning Act, 1990

Location of application

WELLFIELD HOUSE, DARLAND LANE, ROSSETT, WREXHAM, LL12 0BB

Description of application

REPLACEMENT OAK-FRAMED PORCH

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

EC1	Green Barriers
EC5	Special Landscape Areas
EC6	Biodiversity Conservation
GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment

Revision	Date	Description of Decision
0	31/01/2020	Planning permission issued
1	12/4/2021	P/2021/0299 Non-material amendment approved

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 drawings numbered WH/PD/01, 02, 03, 04 and 05A and as contained within the application documentation.

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Date Approved: 12/4/2021 **Reference Number:** P/2021/0299

By: Wrexham County Borough Council

Approved Details: Drawings 01B Proposed floor plan 02B Proposed elevations 05C Proposed site layout

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.



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

