

Applicant	MR & MRS SMITH	Code Number	MAR P/2020/0377
Agent	CB ARCHITECTURAL DESIGN CRAIG BAUGH 41 FOSTER ROAD WREXHAM LL11 2LT	Date Received	09/07/2020
		Decision Date	12/10/2020

Town and Country Planning Act, 1990

Location of application

1 ROSE COTTAGES, WREXHAM ROAD, MARCHWIEL, WREXHAM,
LL13 0PW

Description of application

ESTYNIAD CEFN / OCHR A GAREJ AR WAHAN
REAR / SIDE EXTENSION AND DETACHED GARAGE (ACCESSED FROM REAR
GARAGE COURT OFF PIERCY AVENUE)

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

T8 Parking

Revision	Date	Description of Decision
0	09/10/2020	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 843/Sk01 Rev A, 843/Sk02 Rev A, 843/Sk03 Rev A, 836/Sk04 Rev C and 836/Sk09, and as contained within the application documentation.
3. No part of the development shall commence until a copy of a written agreement with the landowner, granting in perpetuity rights of access across the garage court to the garage hereby approved, has been submitted to and approved in writing by, the Local Planning Authority.

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4. No part of the development shall commence until a site plan detailing the proposed vehicular access, garage and parking areas has been submitted to and approved in writing by, the Local Planning Authority. The access, garage and parking areas shall be fully constructed, surfaced and drained in strict accordance with the plan as is approved, prior to first use of the extension hereby approved and shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking of motor vehicles at all times.

5. Any garage erected under this permission shall be used only for a purpose incidental to the use of the dwelling as a single dwelling house provided that such use shall not preclude the garaging of private motor cars.

6. No trade or business of any kind shall be carried out in or from the garage approved as part of this application.

7. Prior to their use on the development samples of all external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.

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 provide for the parking of vehicles clear of the highway in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan

4. To provide for the parking of vehicles clear of the highway in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan

5. To ensure that the garage is not used in a manner prejudicial to or likely to cause nuisance or disturbance to the occupiers of nearby properties and to ensure that facilities for the garaging of a car remain available at this address at all times in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan.

6. To ensure that the garage is not used in a manner prejudicial to or likely to cause nuisance to occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

7. 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

The permission hereby granted does not authorise encroachment upon, or interference with, the adjoining property.

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You are advised that building work which involves work on an existing wall shared with another property, building on the boundary with a neighbouring property or excavating near a neighbouring building may require the separate consent of the neighbour under the provisions of the Party Wall Act. If you require further information or advice please contact the Building Control Section on 01978 292050.

All works relating to this development which are audible beyond the site boundary should be carried out only between 7.30 and 18.00 hrs Monday to Friday, and 08.00 to 14.00 hrs on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60, Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

The applicant should adhere to the times given above wherever possible. For further information and advice regarding construction noise please contact the Council's Housing and Public Protection Department on 01978 315300.

You are advised that the planning permission hereby granted does not authorise any building over, diversion, connection or other interference with any sewer, public or private, which crosses the site. You are advised to contact Welsh Water, PO Box 10, Treharris, CF46 6XZ (Tel: 01443 331155) in this regard, prior to undertaking any groundwork in connection with the development. Should you be required to depart from the details hereby approved, you should contact the Council's planning department to seek further advice with regard to the submission of amended plans and / or a new planning application.



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