

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	WRA P/2020/0219
Agent	HOME DESIGN SOLUTIONS LTD MR CARL HUGHES 25 MANLEY ROAD WREXHAM LL13 8HD	Date Received	30/03/2020 30/10/2020
		Decision Date	

Town and Country Planning Act, 1990

Location of application

, 21, BURTON DRIVE, WREXHAM, LL12 8BG, ,

Description of application

ESTYNIADAU CEFN, OCHR A CHYNTEDD AC AIL-WYNEBU'R DREIF /
REAR, SIDE AND PORCH EXTENSIONS AND RE-SURFACING OF
DRIVEWAY

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

Revision	Date	Description of Decision
0	30/10/2020	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 1:200 Proposed Site Plan, 1:500 Proposed Block Plan, 1:100 Proposed Elevations, 1:50 Proposed Ground and First Floor Plans and as contained within the application documentation.
3. No facing or roofing materials shall be used other than materials matching those used on the existing building.

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4. The proposed side window serving the ground floor w/c, proposed side window serving Bedroom 4 and proposed en-suite window serving Bedroom 4 as shown the approved 1:50 Proposed Ground and First Floor Plans shall be obscurely glazed and thereafter retained for the lifetime of the development.

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.
4. In the interest of safeguarding residential amenities of neighbouring properties in accordance with UDP Policy GDP1.

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

