

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 NICHOLS	Code Number	GRE P/2021/0036
Agent	DP ARCHITECTS MR DAVID PROCTOR 41 SANDON ROAD CHESTER CH2 2EP	Date Received	14/01/2021 24/03/2021
		Decision Date	

Town and Country Planning Act, 1990

Location of application

, ROMSEY, MARFORD, WREXHAM, LL12 8YF, ,

Description of application

RHAN DIDDORDEB I DALU LLAWR A ESTYNIAD LLAWR CYNTAF / PART ALTERATION TO GROUND FLOOR AND FIRST FLOOR 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

Revision	Date	Description of Decision
0	24/03/2021	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 1:200 Proposed Site Plan, 1:100 Proposed Ground and First Floor Plans, 1:100 Proposed Elevations 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.
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-

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enacting that Order with or without modification no windows or other openings shall be inserted in any elevation of the building facing south.

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. 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

