

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 LUKE JARRETT	Code Number	ROS P/2021/0085
Agent	JASON PRITCHARD JP ARCHITECTURE AND DESIGN APPLEBY BRETTON LANE BRETTON CHESTER CH4 0DX	Date Received	27/01/2021 24/03/2021
		Decision Date	

Town and Country Planning Act, 1990

Location of application

, ROSEMARY COTTAGE, ROSEMARY LANE, BURTON, ROSSETT, WREXHAM, LL12 0LA

Description of application

ESTYNIAD CEFN UNLLAWR A GAREJ / SINGLE STOREY REAR EXTENSION AND GARAGE

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
GDP1	Development objectives
PS2	Development and the environment

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 F1691 01 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.

Applicant	MR & MRS LUKE JARRETT	Code Number	ROS P/2021/0085
Agent	JASON PRITCHARD JP ARCHITECTURE AND DESIGN APPLEBY BRETTON LANE BRETTON CHESTER CH4 0DX	Date Received	27/01/2021 24/03/2021
		Decision Date	

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.

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

