

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	MICHELLE DAVY	Code Number	BRO P/2020/0851
Agent	EMILY LLOYD HDS ARCHITECTURAL SERVICES THE FOUNDRY 15 YORKE STREET WREXHAM LL13 8LW	Date Received	08/12/2020
		Decision Date	26/01/2021

Town and Country Planning Act, 1990

Location of application

, 8, BAKERY FIELDS, BRYNTEG, WREXHAM, , LL11 6NJ

Description of application

NEWIDIADAU AC ESTYNIAD I'R GAREJ I FFURFIO ATODIAD /
ALTERATIONS AND EXTENSION TO GARAGE TO FORM ANNEXE

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
PS2	Development and the environment

Revision	Date	Description of Decision
0	26/01/2021	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 BF/PD/01 Existing Floor Plans, BF/PD/02 Existing Elevations, BF/PD/03 - Proposed Floor Plans (Rev A 06-01-21), BF/PD/04 Proposed Elevations (Rev A 06-01-21) 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	MICHELLE DAVY	Code Number	BRO P/2020/0851
Agent	EMILY LLOYD HDS ARCHITECTURAL SERVICES THE FOUNDRY 15 YORKE STREET WREXHAM LL13 8LW	Date Received	08/12/2020 26/01/2021
		Decision Date	

4. The annexe / extension shall only be used for purposes ancillary to the use of the dwelling as a single dwelling house and for no other purpose.

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. The annexe relies on an interdependence of the existing and proposed accommodation and use of the building as a separate dwelling would create a substandard unit of residential dwelling. It is therefore necessary to limit the use the development to one ancillary to that of the main dwelling, in accordance with policy GDP1 (f) of the Wrexham Unitary Development Plan.



**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

