

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

|                  |                                                                             |                      |                 |
|------------------|-----------------------------------------------------------------------------|----------------------|-----------------|
| <b>Applicant</b> | MR & MRS HUGHES                                                             | <b>Code Number</b>   | RHO P/2020/0680 |
| <b>Agent</b>     | MR GERAINT EDWARDS<br>26<br>PLAS TIRION<br>JOHNSTOWN<br>WREXHAM<br>LL14 1UR | <b>Date Received</b> | 21/10/2020      |
|                  |                                                                             | <b>Decision Date</b> | 07/12/2020      |

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### **Town and Country Planning Act, 1990**

#### **Location of application**

14, BERWYN, JOHNSTOWN, WREXHAM, LL14 1YE

#### **Description of application**

ESTYNIAD PORTH BLAEN / FRONT PORCH 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        | 07/12/2020 | 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. No facing or roofing materials shall be used other than materials matching those used on the existing building.
3. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 20-12 A101 Rev A and as contained within the application documentation.

#### **Reason(s)**

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

|                  |                                                                             |                      |                 |
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2. 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.
3. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.

#### **Note(s) to applicant**

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.



**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](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)

