

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 T BURGIN	Code Number	BRY P/2020/0523
Agent	MR T BURGIN CEFN Y GRUG WESLEY ROAD BWLCHGWYN WREXHAM LL11 5UY	Date Received	10/08/2020 16/12/2020
		Decision Date	

Town and Country Planning Act, 1990

Location of application

, PENRHIW, OLD ROAD, BWLCHGWYN, WREXHAM, , LL11 5UH

Description of application

ESTYNIAD DEULAWR, CYNTEDDAU BLAEN AC OCHR A THO CRIB
CYFUNOL / TWO-STOREY EXTENSION, FRONT AND SIDE PORCHES
AND COMBINED PITCHED ROOF

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	16/12/2020	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. The development shall only be carried out in strict accordance with the details shown on the approved Proposed Elevation and 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.
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification), no extensions or additions to

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the dwelling as approved shall be erected under Class(es) A of Schedule 2 Part 1.

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 ensure adequate off-street car parking and servicing facilities in the interests of both highway safety and visual amenity in accordance with Policies GDP1 and T8 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

