

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 KEVIN JONES	Code Number	WRO P/2020/0429
Agent	CULLIS ARCHITECTURAL DESIGN MR SPENCER CULLIS 25 SUNNINGDALE CLOSE WREXHAM LL13 9QU	Date Received	03/08/2020
		Decision Date	15/10/2020

Town and Country Planning Act, 1990

Location of application

49, FOXWOOD DRIVE, WREXHAM, LL14 4JA

Description of application

ESTYNIAD OCHR A CHEFN UNLLAWR / SINGLE-STOREY SIDE AND REAR 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
PS1	Settlement limits
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	15/10/2020	Planning permission issued
1	19/2/2021	Non-material amendment P/2021/0083 approved

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 02 and as contained within the application documentation.

Date Approved: 19/2/2021 **Reference Number:** P/2021/0083

By: Wrexham County Borough Council

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Approved Details: Drawing 02A

3. No facing or roofing materials shall be used other than materials matching those used on the existing building.

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.



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

