

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	CLAIRE WILKINS	Code Number	GRE P/2020/0736
Agent	D2 ARCHITECTS DYFED JOHN HUGHES SOUGHTON HOUSE 2 NICHOLAS STREET MEWS CHESTER CH1 2NS	Date Received	27/10/2020
		Decision Date	08/01/2021

Town and Country Planning Act, 1990

Location of application

3, MARFORD HEIGHTS, MARFORD, WREXHAM, , LL12 8TJ

Description of application

ESTYNIAD CEFN UNLLAWR / SINGLE STOREY 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

Revision	Date	Description of Decision
0	08/01/2021	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 5979:
EX00 Location plan existing
EX01 Existing floor plans
EX02 Existing elevations
PL00 Location plan proposed
PL01 proposed floor plans
PL 02 proposed elevations

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and as contained within the application documentation.

3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.

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

