

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	JANE ROBERTS	Code Number	BRN P/2021/0031
Agent	PAUL WHALE STUDIO 83 THE FORT OFFICES ARTILLERY BUSINESS PARK PARK HALL OSWESTRY SY11 4AD	Date Received	12/01/2021 06/04/2021
		Decision Date	

Town and Country Planning Act, 1990

Location of application

, ESSEX HOUSE, CHAPEL LANE, BRONINGTON, WHITCHURCH, SY13 2LN,

Description of application

TRAWSNEWID GAREJ I GREU ATODIAD GRANNY / CONVERSION OF GARAGE TO CREATE A GRANNY 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	06/04/2021	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 1210.315.1, 1210.315.5, 1210.315.6, 1210.315.7 and as contained within the application documentation.
3. No facing materials shall be used other than materials matching those used on the existing building.
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.

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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.

Note(s) to applicant



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

