

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	MS SARAH CROSS	Code Number	HOL P/2020/0639
Agent	MR MARTIN HOLLAND 5 HALLOWSGATE COURT KELSALL TARPORLEY CW6 0RE	Date Received	05/10/2020
		Decision Date	15/12/2020

Town and Country Planning Act, 1990

Location of application

4, SMITHFIELD DRIVE, HOLT, WREXHAM, LL13 9AQ

Description of application

ESTYNIADAU BLAEN, OCHR A CEFN / FRONT, SIDE AND REAR EXTENSIONS

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
T8	Parking

Revision	Date	Description of Decision
0	15/12/2020	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 drawing(s) numbered 10 Rev A, 11 Rev B and 12 Rev A, 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.

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4. With the exception of those shown on the approved plan and 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 windows or other openings shall be inserted in any elevation of the extension facing.

5. The vehicular parking area as shown on approved drawing no. 11 Rev B shall be fully laid out, surfaced and drained prior to first use of the development. The parking area shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking of motor vehicles at all times.

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 protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
5. To provide for the parking of vehicles clear of the highway 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

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