

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 ROGERS	Code Number	COE P/2020/0791
Agent	CULLIS ARCHITECTURAL DESIGN MR S CULLIS 25 SUNNINGDALE CLOSE WREXHAM LL13 9QU	Date Received	23/11/2020
		Decision Date	08/01/2021

Town and Country Planning Act, 1990

Location of application

, 43, HEOL GLYNDWR, COEDPOETH, WREXHAM, , LL11 3ES

Description of application

ESTYNIAD OCHR DEULAWR / TWO STOREY SIDE 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

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. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.
3. Before development commences, further details in relation to the construction of and materials to be used for the parking area at the front of the property shall be submitted to and approved by the Local Planning Authority. The development shall only be carried out in strict accordance with the approved details.

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Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. 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.
3. In the interests of providing sufficient surface water drainage and visual amenity.

Note(s) to applicant

Your attention is drawn to Highway Supplementary Notes - 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

It is advised that any lowering of the kerb to provide access will require the prior approval of the Local Highway Authority.



Officer Appointed for this purpose
Chief Officer Planning & Regulatory

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