

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 ANTONY BURGESS	Code Number	CEF P/2020/0414
Agent	MR ANTONY BURGESS GARDEN COTTAGE PLAS ISSA PEN Y CAE WREXHAM LL14 1TU	Date Received	19/07/2020
		Decision Date	15/10/2020

Town and Country Planning Act, 1990

Location of application

GARDEN COTTAGE, PLAS ISSA, PEN Y CAE, WREXHAM, LL14 1TU

Description of application

ESTYNIADAU UNLLAWR OCHR A CHEFN / SINGLE STOREY 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:-

EC1	Green Barriers
GDP1	Development objectives

Revision	Date	Description of Decision
0	15/10/2020	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 proposed elevation and floor plans 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.
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any order revoking, re-enacting that Order with or without modification) no windows or

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other openings shall be inserted in the south-east facing elevation of the extension.

5. The extension hereby granted permission shall not be occupied at any time other than for purposes ancillary to the residential use of Garden Cottage, Plas Issa.

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. This is a non-standard reason
5. The extension relies on the interdependence of the existing and proposed accommodation in terms of vehicular access, parking spaces and private amenity space. Use of the building as a separate dwelling would create a substandard unit of residential accommodation.



**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

