

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	LLINOS ROBERTS	Code Number	WRO P/2020/0282
Agent	LLINOS ROBERTS 8 DRWS Y COED WREXHAM LL13 7QB	Date Received	26/05/2020
		Decision Date	22/10/2020

Town and Country Planning Act, 1990

Location of application

8, DRWS Y COED, WREXHAM, LL13 7QB

Description of application

ESTYNIADAU OCHR / SIDE 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

Revision	Date	Description of Decision
0	22/10/2020	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 approved drawing(s) numbered Dwg No 2020/DRWS/01 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. The first floor en-suite window as shown on approved drawing 2020/DRWS/01 shall be obscurely glazed and thereafter retained for the lifetime of the development.

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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. In the interest of safeguarding residential amenities of neighbouring occupiers in accordance with UDP Policy GDP1.



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

