

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 & MRS BAKER	Code Number	WOR P/2020/0799
Agent	SCOTT ARCHITECTURE SCOTT DESERT 68 HIGH STREET TARPORLEY CW6 0AT	Date Received	17/11/2020 05/03/2021
		Decision Date	

Town and Country Planning Act, 1990

Location of application

, SMALLWOOD HOUSE, TALLARN GREEN, MALPAS, , , SY14 7LJ

Description of application

ESTYNIAD CEFN UNLLAWR A DEC WEDI'I GODI / SINGLE STOREY REAR EXTENSION AND RAISED DECKING

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	05/03/2021	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 1:200 Site Plan Rev C, 1:50 Ground Floor Plan Rev C, 1:50 First Floor Plan Rev C, 1:50 Roof Plan Rev C, 1:50 Front Elevation Rev C, 1:50 Rear Elevation Rev C, 1:50 Side Elevation Rev C, 1:50 Side Elevation Rev C) and as contained within the application documentation.

Reason(s)

Applicant MR & MRS BAKER

**Code
Number**

WOR P/2020/0799

Agent SCOTT ARCHITECTURE
SCOTT DESERT
68
HIGH STREET
TARPORLEY
CW6 0AT

**Date
Received**

17/11/2020

05/03/2021

**Decision
Date**

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.

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

