

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 ANTHONY OATES	Code Number	GRE P/2020/0816
Agent	MR ANTHONY OATES 55C SHIPBROOK ROAD RUDHEATH NORTHWICH CW9 7HE	Date Received	27/11/2020 24/03/2021
		Decision Date	

Town and Country Planning Act, 1990

Location of application

, OAKDALE, PANT LANE, GRESFORD, WREXHAM, , LL12 8HB

Description of application

ESTYNIAD LLAWR CYNTAF I'R BUNGALO, ESTYNIADAU BLAEN A CEFN, A CODI ADEILAD GAREJ / FIRST FLOOR EXTENSION TO BUNGALOW, FRONT AND REAR EXTENSIONS AND ERECTION OF GARAGE

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	24/03/2021	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 Dwg No 006, Dwg No 003.1, Dwg No 003, Dwg No 004, Dwg No 007 and as contained within the application documentation.
3. Prior to their use on the development samples of all external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.

Applicant MR ANTHONY OATES

Code Number GRE P/2020/0816

Agent MR ANTHONY OATES
55C
SHIPBROOK ROAD
RUDHEATH
NORTHWICH
CW9 7HE

Date Received 27/11/2020

24/03/2021

Decision Date

4. The first floor window serving the en-suite as shown on approved plan Dwg No 004 shall be obscurely glazed and thereafter retained for the lifetime of the development.

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.

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

