

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 NATASHA DAVIES	Code Number	MIN P/2020/0499
Agent	HOME DESIGN SOLUTIONS LTD CARL HUGHES 25 MANLEY ROAD WREXHAM LL13 8HD	Date Received	24/08/2020
		Decision Date	13/01/2021

Town and Country Planning Act, 1990

Location of application

, BRYN AWELON, RUTHIN ROAD, COEDPOETH, WREXHAM, LL11 3US,

Description of application

ESTYNIAD LLAWR CYNTAF DROS Y GAREJ PRESENNOL /
FIRST-FLOOR EXTENSION OVER EXISTING 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	13/01/2021	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. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered BW/PD/04, BW/PD/05, BW/PD/06 and BW/PD/07 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.

Reason(s)

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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.

Note(s) to applicant

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority



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

