

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	MS JANE BLACKMAN	Code Number	WRR P/2020/0891
Agent	CRAIG BAUGH 41 FOSTER ROAD WREXHAM LL11 2LT	Date Received	24/12/2020
		Decision Date	11/02/2021

Town and Country Planning Act, 1990

Location of application

104, NEW ROAD, , WREXHAM, , LL11 2HD

Description of application

ESTYNIADAU BLAEN, OCHR A CEFN / FRONT, 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:-

PS1	Settlement limits
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	11/02/2021	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:
727/L(-)01 Location Plan
727/L(-)04 Existing and proposed block plan
727/L(-)03 Existing elevations
727/L(-)02 Existing floor plans
727/SK02A Proposed Elevations
727/SK01A Proposed floor plans

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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)

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

You are advised that building work which involves work on an existing wall shared with another property, building on the boundary with a neighbouring property or excavating near a neighbouring building may require the separate consent of the neighbour under the provisions of the Party Wall Act. If you require further information or advice please contact the Building Control Section on 01978 292050.



Officer Appointed for this purpose
Chief Officer Planning & Regulatory

Applicant MS JANE BLACKMAN

**Code
Number**

WRR P/2020/0891

Agent CRAIG BAUGH
41
FOSTER ROAD
WREXHAM
LL11 2LT

**Date
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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

