

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 J STEIN	Code Number	MAR P/2020/0685
Agent	MR J STEIN 1 THE RIDGEWAY MARCHWIEL WREXHAM LL13 0SB	Date Received	10/12/2020
		Decision Date	13/01/2021

Town and Country Planning Act, 1990

Location of application

MEADOW VIEW, 1 THE RIDGEWAY, MARCHWIEL, WREXHAM, LL13 0SB,

Description of application

NEWID DEFNYDD ADEILAD ATEGOL I OSOD GWYLIAU / CHANGE OF USE OF ANCILLARY BUILDING TO HOLIDAY LET

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
PS2	Development and the environment
T8	Parking

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 2020/TRW/LET and as contained within the application documentation.
3. Prior to first use of the development the site shall be laid out in strict accordance with layout plans No. 2020/TRW/LET, including all boundary treatments and external amenity areas.

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4. The vehicular parking and turning areas as shown on approved drawing no. 2020/TRW/LET shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of motor vehicles at all times.

5. The accommodation shall only be used for domestic purposes ancillary to the use of 'No.1 The Ridgeway' as a single dwelling house, or for holiday let use only and for no other purposes including use as a permanent / separate dwelling.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification), no further development shall take place under Classes A, B and E of Schedule 2 Part 1, other than the development hereby granted permission.

7. With the exception of those shown on the approved plan and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification) no windows or other openings shall be inserted in any elevation of the 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. In the interests of highway safety and residential amenity in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

4. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan

5. To protect the amenities of the existing and future occupiers of the properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

6. It is considered important to ensure that no additional development as described in the condition is carried out without the permission of the Local Planning Authority in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.

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Date

7. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.



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