

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 E COWARD	Code Number	OVE P/2019/0129
Agent	JIG ARCHITECTS LTD MR C G ROBERTS UNIT 16 MOLD BUSINESS PARK WREXHAM ROAD MOLD CH7 1XP	Date Received	19/02/2019
		Decision Date	20/03/2019

Town and Country Planning Act, 1990

Location of application

FAIR VIEW, CLOY LANE, OVERTON, WREXHAM, LL13 0HR

Description of application

SINGLE-STOREY EXTENSION TO REAR OF DWELLING

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

Revision	Date	Description of Decision
0	20/03/2019	Planning permission issued
1	22/09/2020	Non Material amendment 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 Plan A201, A202 and as contained within the application documentation.

Non-material amendment: 22/09/2020 **Reference Number:** P/2020/0390

By: Wrexham County Borough Council

Approved Details: Approved plans substituted for plans A301

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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

You should ensure that any difference between the plans approved under the Town and Country Planning Acts and under the Building Regulations is resolved prior to commencement of development, by formal submission of amended plans.



**Officer Appointed for this purpose
Head of Environment and Planning**

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

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