

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 BEN BATEMAN	Code Number	WRA P/2020/0404
Agent	CB ARCHITECTURAL DESIGN MR CRAIG BAUGH 41 FOSTER ROAD WREXHAM LL11 2LT	Date Received	22/07/2020
		Decision Date	07/09/2020

Town and Country Planning Act, 1990

Location of application

25, DENNING ROAD, WREXHAM, LL12 7UG

Description of application

DYMCHWEL GAREJ A CHEGIN UNLLAWR PRESENNOL A CHODI
ESTYNIAD OCHR DEULAWR / DEMOLITION OF EXISTING SINGLE
STOREY GARAGE AND KITCHEN AND ERECTION OF TWO STOREY
SIDE EXTENSION

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	07/09/2020	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 839/Sk01 Rev B, 839/Sk02 Rev A, 839/L(-)05 Rev A, and 839/Sk03 Rev B, and as contained within the application documentation.

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3. No facing or roofing materials shall be used other than materials matching those used on the existing building.
4. 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 extension.
5. The vehicular parking areas as shown on approved drawing no. 839/L(-)05 Rev A 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 of motor vehicles at all times.
6. The vehicular access to the parking spaces approved in connection with condition no. 5 shall take the form of a dropped vehicular crossing.

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.
5. To provide for the parking of vehicles clear of the highway in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan
6. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

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Note(s) to applicant

The written consent of the Highway Authority (as required by section 278 of the Highways Act 1980) must be obtained before any work is carried out within the confines of the highway in connection with condition no(s). 6. Further guidance can be obtained from the Highway Authority of Wrexham County Borough Council.

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.

All works relating to this development which are audible beyond the site boundary should be carried out only between 7.30 and 18.00 hrs Monday to Friday, and 08.00 to 14.00 hrs on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60, Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

The applicant should adhere to the times given above wherever possible. For further information and advice regarding construction noise please contact the Council's Housing and Public Protection Department on 01978 315300.

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Agent CB ARCHITECTURAL
DESIGN
MR CRAIG BAUGH
41
FOSTER ROAD
WREXHAM
LL11 2LT

Date Received 22/07/2020

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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

