

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 MORGAN THOMAS	Code Number	MAE P/2020/0555
Agent	MR MORGAN THOMAS 8 OAKWOOD PARK PENLEY WREXHAM LL13 0NE	Date Received	07/09/2020
		Decision Date	30/10/2020

Town and Country Planning Act, 1990

Location of application

8, OAKWOOD PARK, PENLEY, WREXHAM, LL13 0NE

Description of application

TROSI GAREJ DDWBL YN LLETY ATODOL PERTHYNAS DIBYNNOL /
CONVERSION OF DOUBLE GARAGE INTO DEPENDANT RELATIVE
ANNEX ACCOMMODATION

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	30/10/2020	PLANNING PERMISSION ISSUED
1	10/12/2020	P/2020/0827 - APPLICATION FOR A NON MATERIAL AMENDMENT TO PLANNING PERMISSION P/2020/0555 FOR CHANGE OF WINDOW AND DOOR OPENINGS

Particulars of decision that permission be GRANTED
Subject to the following:-

Condition(s)

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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 2A, 4 and 5, and as contained within the application documentation.

S96 Non-material Amendment Approved on: 10.12.2020

Reference Number: P/2020/0827

By: Wrexham County Borough Council

Approved Amended Plan Refs: 2B and 4A

3. 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.
4. The annex hereby approved shall not be used other than by members of the same family as occupying the existing dwelling and shall in no case be used as a separate dwelling. For the avoidance of doubt, there shall be no kitchen or other cooking facilities incorporated within 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. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
4. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.

Note(s) to applicant

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.

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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.



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

