

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 ERIC WILLIAMS	Code Number	WRC P/2020/0635
Agent	MR THEODORE SPEAKS 6A MIDDLE ROAD COEDPOETH WREXHAM LL11 3TN	Date Received	05/10/2020
		Decision Date	24/11/2020

Town and Country Planning Act, 1990

Location of application

53, HULLAH LANE, WREXHAM, LL13 9AS

Description of application

ESTYNIAD OCHR GAREJ UNLLAWR / SINGLE STOREY SIDE GARAGE EXTENSION

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

EC4	Hedgerows, Trees and Woodland
GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	24/11/2020	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:
106/HLW/PL/003B Proposed plans and elevations
106/HLW/PL/001A Existing plans and elevations
106/HLW/PL/004A Location Plan
106/HLW/PL/005A Proposed site plan

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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.



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

