

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 STUART THORNLEY	Code Number	CEF P/2020/0166
Agent	MR STUART THORNLEY 5 DEE VALLEY COURT ACREFAIR WREXHAM LL14 3TJ	Date Received	10/03/2020
		Decision Date	03/11/2020

Town and Country Planning Act, 1990

Location of application

5, DEE VALLEY COURT, ACREFAIR, WREXHAM, LL14 3TJ

Description of application

TWO-STOREY SIDE EXTENSION

Revision	Date	Description of Decision
0	03/11/2020	PLANNING PERMISSION ISSUED
1	02/12/2020	P/2020/0805 - DISCHARGE OF CONDITION 1 (MATERIAL SAMPLES) OF PLANNING PERMISSION P/2020/0166

Particulars of decision that permission be GRANTED

Subject to the following:-

Condition(s)

1. No part of the development shall commence until samples of all external facing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.

Approval: 02.12.2020 **Reference Number:** P/2020/0805

By: Wrexham County Borough Council

Approved Brick: Edenhall - Rushcliffe Berry

2. No roofing materials shall be used other than materials matching those used on the existing building.

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Reason(s)

1. 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.
2. 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

The accuracy of the detailed plans and drawings forming part of the application documents hereby approved shall remain the responsibility of the applicant/developer.

The permission hereby granted does not authorise encroachment upon, or interference with, the adjoining property.

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.

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.



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:-

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http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm

