

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 IAN CAMBELL	Code Number	CEF P/2020/0068
Agent	MR IAN CAMBELL 1 BRYNFFYNNON TERRACE CAE GLO CEFN MAWR WREXHAM LL14 3RD	Date Received	03/02/2020
		Decision Date	27/02/2020

Town and Country Planning Act, 1990

Location of application

1, BRYNFFYNNON TERRACE, CAE GLO, CEFN MAWR, WREXHAM, LL14 3DR

Description of application

FIRST FLOOR SIDE EXTENSION AND INTERNAL ALTERATIONS

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

Revision	Date	Description of Decision
0	09/10/2019	Planning permission issued
1	27/02/2020	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 Dwg No PD/02 and as contained within the application documentation.

Application Ref No: P/2020/0068 **Details approved:** Front, Side & Rear Elevations Plan (received 05/02/2020), Content within email received 17/02/2020. **Date:** 27/02/2020 **Approved by:** Wrexham County Borough Council

3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.

Application Ref No: P/2020/0068 **Details approved:** Front, Side & Rear Elevations Plan (received 05/02/2020), Content within email received 17/02/2020. **Date:** 27/02/2020 **Approved by:** Wrexham County Borough Council

4. The first floor serving the en-suite in the rear elevation of the development hereby approved as shown on Dwg No PD/02 shall be obscurely glazed and thereafter retained for the lifetime of the development.

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.



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