

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	RACHEL LAMSLEY	Code Number	GWE P/2020/0601
Agent	J BARGIEL ARCHITECTURAL CONSULTANTS JAN BARGIEL 2 CHURCH MEWS LLANFAIR DYFFRYN CLWYD RUTHIN LL15 2RJ	Date Received	25/09/2020
		Decision Date	15/12/2020

Town and Country Planning Act, 1990

Location of application

HIGHER GWERSYLLT FARM, SUMMERHILL ROAD, LITTLE MOUNTAIN, GWERSYLLT, WREXHAM, LL11 4SW

Description of application

ESTYNIADAU BLAEN A CEFN / FRONT AND REAR EXTENSIONS

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	15/12/2020	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 20/42 3 of 3 Rev B, 20/42 1 of 3 Rev B, 20/43 2 of 3 Rev B) and as contained within the application documentation.
3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.

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4. The first floor en-suite windows and bathroom window as shown on approved drawing 20/42 1 of 3 Rev B, 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

