

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 SCOTT ROBERTS	Code Number	GWE P/2020/0491
Agent	HDS ARCHITECTURAL SERVICES MR CARL HUGHES THE FOUNDRY 15 YORKE STREET WREXHAM LL13 8LW	Date Received	11/06/2020 06/11/2020
		Decision Date	

Town and Country Planning Act, 1990

Location of application

, 26, BLUEBELL ESTATE, PANDY, WREXHAM, , LL11 2UG

Description of application

ESTYNIAD CEFN A THY HAF / REAR EXTENSION AND SUMMERHOUSE

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	06/11/2020	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 1:100 Proposed Extension Elevations, 1:50 Proposed Ground and First Floor Plans, 1:50 Proposed Summerhouse Elevations and Floor Plans (received 29/10/2020), 1:200 Proposed Site Plan 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.

Reason(s)

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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.

Note(s) to applicant



**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

