

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 & MRS NICHOLLS	Code Number	WRR P/2020/0674
Agent	CB ARCHITECTURAL DESIGN MR CRAIG BAUGH 41 FOSTER ROAD WREXHAM LL11 2LT	Date Received	21/10/2020
		Decision Date	24/11/2020

Town and Country Planning Act, 1990

Location of application

40, SANDRINGHAM ROAD, WREXHAM, LL11 2RE

Description of application

ESTYNIAD CEFN UNLLAWR A CHODI FFENESTRI DORMER I
DDRYCHIAD CHEFN / SINGLE STOREY REAR EXTENSION AND
ERECTION OF DORMER TO REAR ELEVATION

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
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:
727/ Sk03A Proposed elevations Option A
727/Sk02A Proposed first floor Option A
727/Sk04A Proposed ground floor

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727/L(9)01A Proposed site plan

727/L(-)05 Existing site plan

727/L(-)01 Location Plan

727/L(-)03 Existing first floor

727/L(-)02 Existing ground floor

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

