

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 MICHAEL JONES	Code Number	SES P/2020/0529
Agent	MR MICHAEL JONES KILN BUNGALOW KILN LANE CROSS LANES WREXHAM LL13 0TG	Date Received	27/08/2020
		Decision Date	10/11/2020

Town and Country Planning Act, 1990

Location of application

KILN BUNGALOW, KILN LANE, CROSS LANES, WREXHAM, LL13 0TG

Description of application

CODI GAREJ AR WAHAN (EDRYCH YN OL YN RHANNOL) / ERECTION OF DETACHED GARAGE (PARTLY IN RETROSPECT)

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
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	10/11/2020	Planning permission issued

Particulars of decision that permission be GRANTED

Subject to the following:-

Condition(s)

1. The development shall only be carried out in strict accordance with the details shown on the approved amended drawings numbered 01, 02 and 03, and as contained within the application documentation.
2. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.
3. No trade or business of any kind shall be carried out in or from the garage approved as part of this application.

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4. The existing boundary hedgerow fronting the application site (facing north west and south west) shall not be removed, and shall be allowed to grow to a minimum height of 3 metres. The hedgerow shall thereafter be permanently retained at the minimum height of 3 metres.

Reason(s)

1. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
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.
3. To ensure that the garage is not used in a manner prejudicial to or likely to cause nuisance to occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
4. 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

