

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

|                  |                                                                                                                    |                      |                 |
|------------------|--------------------------------------------------------------------------------------------------------------------|----------------------|-----------------|
| <b>Applicant</b> | MR & MRS N ELLWOOD                                                                                                 | <b>Code Number</b>   | GRE P/2020/0241 |
| <b>Agent</b>     | OFF THE WALL - ARCHITECTS<br>MISS CATHY OWEN<br>1 THE WOODLANDS<br>CHESTER ROAD<br>GRESFORD<br>WREXHAM<br>LL12 8NU | <b>Date Received</b> | 09/04/2020      |
|                  |                                                                                                                    | <b>Decision Date</b> | 13/08/2020      |

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### **Town and Country Planning Act, 1990**

#### **Location of application**

, 25, STANCLIFFE AVENUE, MARFORD, WREXHAM, , LL12 8LN

#### **Description of application**

CODI UCHDER Y TO AC ESTYNIAD CEFN / RAISING HEIGHT OF ROOF AND REAR EXTENSION

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

| Revision | Date       | Description of Decision    |
|----------|------------|----------------------------|
| 0        | 13/08/2020 | 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 PL01, PL02, PL03 Rev A 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.
4. The ground floor bathroom as shown on approved drawing PL02 shall be obscurely glazed and thereafter retained for the lifetime of the development.

|                  |                                                                                                                       |                      |                          |
|------------------|-----------------------------------------------------------------------------------------------------------------------|----------------------|--------------------------|
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|                  |                                                                                                                       | <b>Decision Date</b> |                          |

### 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. In the interest of safeguarding residential amenities of neighbouring occupiers in accordance with UDP Policy GDP1.

### 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](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)

