

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	S SMITH	Code Number	BRY P/2020/0537
Agent	D2 ARCHITECTS ROBERT ADAM LLOYD SOUGHTON HOUSE 2 NICHOLAS STREET MEWS CHESTER CH1 2NS	Date Received	04/09/2020
		Decision Date	15/10/2020

Town and Country Planning Act, 1990

Location of application

LYNDALE, BRYMBO ROAD, BWLCHGWYN, WREXHAM, LL11 5UB

Description of application

ESTYNIAD CEFN DEULAWR GYDA BALCONI MEWNOSOD A THO TALCEN NEWYDD / TWO-STOREY REAR EXTENSION WITH INSET BALCONY AND NEW GABLE ROOF

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

Revision	Date	Description of Decision
0	15/10/2020	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 Sk01 Rev C, Sk02 Rev C, Sk03 Rev C, Sk04 Rev C and Sk09, 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.

Applicant	S SMITH	Code Number	BRY P/2020/0537
Agent	D2 ARCHITECTS ROBERT ADAM LLOYD SOUGHTON HOUSE 2 NICHOLAS STREET MEWS CHESTER CH1 2NS	Date Received	04/09/2020
		Decision Date	15/10/2020

4. With the exception of those shown on the approved plan and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification) no windows or other openings shall be inserted in any elevation of the extension.

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.

Note(s) to applicant

All works relating to this development which are audible beyond the site boundary should be carried out only between 7.30 and 18.00 hrs Monday to Friday, and 08.00 to 14.00 hrs on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60, Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

The applicant should adhere to the times given above wherever possible. For further information and advice regarding construction noise please contact the Council's Housing and Public Protection Department on 01978 315300.

Applicant S SMITH

Code Number BRY P/2020/0537

Agent D2 ARCHITECTS
ROBERT ADAM LLOYD
SOUGHTON HOUSE
2 NICHOLAS STREET
MEWS
CHESTER
CH1 2NS

Date Received 04/09/2020

Decision Date 15/10/2020



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

