

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	MISS SARAH LEWIS	Code Number	HOL P/2020/0213
Agent	MISS SARAH LEWIS TY GOLLEN BORRAS ROAD COMMONWOOD HOLT WREXHAM LL13 9JB	Date Received	09/12/2019
		Decision Date	13/08/2020

Town and Country Planning Act, 1990

Location of application

TY GOLLEN, BORRAS ROAD, COMMONWOOD, HOLT, WREXHAM, , LL13 9JB

Description of application

DINYGIAD I GANIATAD CYNLLUNIO P/2018/0870 I GYNNWYS ATODIAD MAM-GU ASWYDDFA YN YR ADEILAD ALLANOL / AMENDMENT TO PLANNING PERMISSION P/2018/0870 TO INCLUDE GRANNY ANNEX ACCOMMODATION AND OFFICE IN THE OUTBUILDING

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

GDP1

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 A205 Rev A, A208, A201 Rev A, A202, A204 Rev A, 1:1250 Location 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.

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4. The outbuilding shall only be used for purposes ancillary to the use of the dwelling as a single dwelling house and for no other purpose.
5. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 70 metres to the west and 2.4 metres x 170 metres to the east measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
6. Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 10 metres behind the adjoining highway.
7. The vehicular parking and turning areas as shown on approved drawing(s) No(s). A208 shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of motor vehicles at all times.

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. The proposed access is adequate for the proposed development as an ancillary use to the main dwelling and for no other purpose.
5. To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
6. To ensure that no deleterious material is carried onto the highway, in the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
7. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan

Applicant MISS SARAH LEWIS

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HOLT
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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