

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 L MORRIS	Code Number	ISY P /2020 /0365
Agent	MISS CATHY OWEN 1 THE WOODLANDS CHESTER ROAD GRESFORD WREXHAM LL12 8NU	Date Received	03/07/2020
		Decision Date	04/08/2020

Town and Country Planning Act, 1990
Section 192 (as amended)

Lawful Development Certificate for a Proposed Development

Decision

The Wrexham County Borough Council hereby certifies that on 03/07/2020 the proposed development as described within The First Schedule, in respect of the land described within The Second Schedule, is lawful within the meaning of Section 192 of the Town and Country Planning Act 1990, as amended, for the following reason:

Reason

The proposed single storey rear extension is considered to be permitted development under the provisions of Class A, Schedule 2 Part 1 of The Town and Country Planning (General Permitted Development) Order 1995, as amended.

The First Schedule

The proposed development as shown on plan references LD01 and LD02, attached to this certificate.

The Second Schedule

The land known as Inglewood, Bryn Villa Road, Isycoed, Wrexham, LL13 9YR as is edged in red on plan reference EX01, attached to this certificate.

Signed:



Officer Appointed for this purpose
Chief Officer Planning & Regulatory
Dated:

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Notes

1. This Certificate is issued solely for the purposes of Section 192 of the Town and Country Planning Act (as amended).
2. It certifies that the use/operations specified above would be lawful on the land specified on the date specified and would therefore not be liable to enforcement action under Section 172 of the Act on that date.
2. This Certificate applies only to the development described in The First Schedule and to the land specified in The Second Schedule and identified on the attached plan. Any use or building which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
4. The external facing and roofing materials used to construct the development must match those used on the original dwelling now to be extended.