

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 CARLTON	Code Number	SES P/2020/0184
Agent	SCOTT ARCHITECTURE MR SCOTT DESERT 2 CROWTON VIEW NORLEY FRODSHAM WA6 8PX	Date Received	17/03/2020
		Decision Date	02/07/2020

Town and Country Planning Act, 1990

Location of application

WHISPERING PINES, HOLT ROAD, CROSS LANES, WREXHAM, LL13 0TL,

Description of application

PROPOSED REAR / SIDE EXTENSION, FIRST FLOOR EXTENSION OVER EXISTING SINGLE STOREY, NEW PORCH ROOF / CANOPY, HIGH QUALITY WARM DECK FLAT ROOF CONSTRUCTION TO REPLACE EXISTING FLAT ROOF AREAS

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
PS1	Settlement limits
PS2	Development and the environment

Revision	Date	Description of Decision
0	02/07/2020	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:
Location Plan 2011-EX-100
Existing Plans 1 2011-EX-101
Existing Plans 2 2011-EX-102

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Existing Plans 3 2011-EX-103
Existing Plans 4 2011-EX-104
Existing Elevations 2011-EX-110
Existing Elevations 2 2011-EX-111
Proposed Plans 1 2011-PL-101
Proposed Plans 2 2011-PL-102
Proposed Plans 3 2011-PL-103
Proposed Plans 4 2011-PL-104
Proposed Elevations 2011-PL-119
Proposed Elevations 2 2011-PL-111
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.
4. 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), any window in the first floor elevation of the extension facing north-east shall only be glazed or re-glazed using obscure glass which shall thereafter be permanently retained and remain fixed shut at a height below 1.7 metres from floor level. times.
5. 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 further development shall take place involving the construction of any balustrades or roof decking under Class A of Schedule 2 Part 1, and the flat roof at therear ofthe property shall not be used as a balcony or sitting area.
6. The rear-facing window to bedroom 1 shall be fitted with a non-opening ballustrade as proposed.

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

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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.
5. Due to the restricted application site and its relationship with adjoining properties it is considered important to ensure that no additional development as described in the condition is carried out without the permission of the Local Planning Authority in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
6. To safeguard residential amenity

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.



Officer Appointed for this purpose
Chief Officer Planning & Regulatory

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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