

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 D GREEN	Code Number	GRE P/2020/0061
Agent	PORTMAN SURVEYORS LTD MR ROB LEE THE STUDIO TARPORLEY BUSINESS CENTRE NANTWICH ROAD TARPORLEY CW6 9UT	Date Received	03/02/2020
		Decision Date	01/07/2020

Town and Country Planning Act, 1990

Location of application

HOSELEY HOUSE, HOSELEY LANE, MARFORD, WREXHAM, LL12 8YD

Description of application

SINGLE STOREY LINK EXTENSION BETWEEN RESIDENTIAL PROPERTY AND OUTBUILDING TO PROVIDE PRIVATE LEISURE FACILITIES INCIDENTAL TO THE ENJOYMENT OF THE DWELLING

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	01/07/2020	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 A_266_01 Rev A, A_266_10 Rev A, A_266_11 Rev A, A_266_12 Rev A, A_266_13 Rev B, and as contained within the application documentation.
3. Prior to their use on the development samples of all external facing, hard landscaping and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.
4. All new and replacement rainwater goods shall be cast iron only.

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5. The landscaping scheme approved as part of this application shall be fully implemented in strict accordance with approved drawing no. A_266_01 Rev A within three months of the first use of the development with the exception of soft landscaping which shall be carried out in the first planting season (November to March) or seeding season (April to September) following the first use.

6. Prior to their installation on the building, drawings to scale 1:5 and 1:20 fully detailing all new or replacement windows and doors shall be submitted to and approved in writing by the Local Planning Authority. The details shall fully describe the proposed materials, decorative/protective finishes, method of opening and glazing type and include cross sections for glazing bars, sills and heads etc. The works shall only be carried out in strict accordance with such details as are approved.

7. Prior to first use of the development hereby approved a Conservation Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include details to manage external lighting and internal light spillage, and provide post construction surveillance measures in line with the recommendations made within the bat roost assessment approved as part of planning permission ref: P/2018/0796. The approved Conservation Plan shall thereafter be fully implemented in all respects.

8. Prior to first use of the development, all external joinery shall receive a painted finish in accordance with a colour which has been submitted to and approved in writing by the Local Planning Authority. The colour of the painted finish shall not thereafter be changed without the prior written consent of the Local Planning Authority.

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.

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4. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
5. 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.
6. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
7. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
8. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.



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