

Applicant MR E BRERETON **Code No** HOL P/2017/0797

Agent BLUEPRINT LTD
MISS L PARRY
OFFICE 3K4
REDWITHER TOWER
WREXHAM INDUSTRIAL ESTATE
WREXHAM
LL13 9XT

Date Received 22/09/2017
Decision Date 28/09/2017

Town and Country Planning Act, 1990

Location of application

GOURTON HALL, BORRAS HALL LANE, BORRAS, WREXHAM, LL13 9SH

Description of application

ERECTION OF REPLACEMENT DOUBLE GARAGE WITH REAR GARDEN / MOTORBIKE STORE AND FIRST-FLOOR LOFT AREA

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

Revision	Date	Description of Decision
0	28/06/2017	Planning permission issued
1	28/09/2017	P/2017/0797 – Details submitted in respect of condition 3. Approved.

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 B117/005, B117/006 and contained within the application documentation.
3. No part of the development shall commence until sample(s) of the facing and roofing materials have been 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.

Details approved: 28/09/2017 **Reference Number:** P/2017/0797 **Approved Documents:** Cheshire pre-war common brick & Reclaimed slate (Document received 22/09/2017) **Approved by:** Wrexham County Borough Council

4. All external and garage doors shall be fabricated in timber and vertically boarded and thereafter retained for the lifetime of the development.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To define the scope of the planning permission
3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
4. To ensure the works reflect the character and appearance of the surrounding properties and countryside location.

A handwritten signature in black ink, appearing to be 'L. J. Jones'.

**Officer Appointed for this purpose
Head of Environment and Planning**

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