

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 JAMES SMITH	Code Number	WRA P/2017/0661
Agent	MR JAMES SMITH 20 NORTHWOOD WREXHAM LL12 7SL	Date Received	05/08/2017
		Decision Date	06/11/2017

Town and Country Planning Act, 1990

Location of application

20, NORTHWOOD, WREXHAM, LL12 7SL

Description of application

ERECTION OF DETACHED GARAGE (PARTLY IN RETROSPECT)

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	06/11/2017	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 1:500 Proposed Block Plan, 1:50 Proposed Elevations, 1:50 Proposed Floor 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.
4. No trade or business of any kind shall be carried out in or from the garage. For the avoidance of doubt, the garage shall only be used for purposes ancillary to the use of the existing dwelling, known as 20 Northwood, Wrexham.

Applicant MR JAMES SMITH

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20 NORTHWOOD
WREXHAM
LL12 7SL

Date Received 05/08/2017

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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. In the interest of safeguarding existing levels of residential amenities of neighbouring occupiers in the locality.



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

