In pursuance of its powers under the Acts an 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

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant Mr Paul Williams

Agent Mr Carl Hughes
The Foundry, 15 Yorke Street, Wrexham, United Kingdom, LL13 8LW

Reference P/2025/0579

Date Received 25/07/2025

Decision Date 30/09/2025

Town and Country Planning Act, 1990

Location of Application

2 CLARENDON AVENUE, WREXHAM, LL11 2DF

Description of Application

ESTYNIAD UNLLAWR I GEFN YR EIDDO, ESTYNIAD I'R DORMER PRESENNOL YN Y CEFN A GAREJ NEWYDD

SINGLE STOREY REAR EXTENSION, EXTENSION TO CURRENT DORMER TO REAR AND REPLACEMENT GARAGE

In reaching this decision the Council has had regard to the following relevant policies: -

Development Plan Policies:

GDP 1- Development Objectives
PS1 - Broad Location of Development
PS2 - Broad Location of Development

Revision	Date	Description of Decision
0	30/09/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): CA/PD/04, CA/PD/05, CA/PD/06, Location Plan PP-14186855v1

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2. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on Green Infrastructure Form 25th July 2025 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

4. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

2. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policy GDP1 of the Wrexham Unitary Development Plan..

4. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

Ian Jones

Prif Swyddog Dros Dro Yr Economi a Chynllunio
Interim Chief Officer Economy and Planning

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Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council