

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

7
Expiry Date:
06/08/2004
Decision Notice
Sent:
07/09/2004
Grid Reference:
E 327195
N 345618



Applicant	Mr & Mrs G I Jones	Code	PEN P/2004/0772
Agent	J Bargiel 10 Upper Clwyd Street Ruthin Denbighshire LL15 1HY	Number	
		Date	11/06/2004
		Received	
		Decision	06/09/2004
		Date	

TOWN AND COUNTRY PLANNING ACT, 1990

Location of application

Outbuilding At Penymaes Drefechan Penycae Wrexham LL14 1UE

Description of application

Change of use of outbuilding to single residential dwelling, formation of new vehicular access and installation of new septic tank

Particulars of decision that permission be GRANTED
Subject to the following:-

Condition(s)

1. The development hereby permitted shall be begun before the expiry of five years from the date of this permission.
2. No part of the development shall be commenced until samples of all external 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.
3. Vehicle parking and turning facilities shall be provided within the curtilage of the site in accordance with details to be submitted for the further approval of the Local Planning Authority. Such facilities shall be made available prior to implementation of the use(s) hereby permitted and shall thereafter be retained.
4. The proposed access shall have a visibility splay of 2.4m x 70m to the east and 2.4m x 45m to the west measured to the centre line of the adjoining highway within which there shall be no obstruction in excess of 1.0m in height. The splay shall be provided prior to the first occupation of the development hereby approved and shall thereafter be retained clear of such obstruction.
5. The position of any proposed access gates shall be set back a minimum distance of 5 metres from the edge of the highway carriageway.

Applicant Mr & Mrs G I Jones

Code Number PEN P/2004/0772

Agent J Bargiel

Date 11/06/2004

10 Upper Clwyd Street

Received 06/09/2004

Ruthin

Decision

Denbighshire

Date

LL15 1HY



6. No part of the development hereby approved shall be brought into use until the existing access shown on the approved drawing(s) No(s) 03/167/06 'A' has been closed in accordance with a specification which has been submitted to and approved in writing by the Local Planning Authority.
7. The gradient of the proposed access shall be no greater than 1 in 8 for the first 5m back from the highway boundary.
8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no extensions or additions to the dwelling shall be built, erected or constructed.

Reason(s)

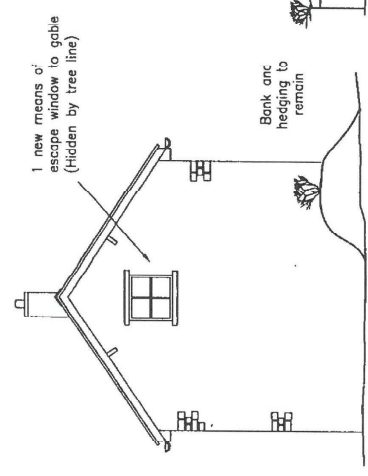
1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
3. To ensure that adequate parking facilities are provided and maintained within the curtilage of the site in the interests of the free flow of traffic, highway safety and the amenities of the locality.
4. To ensure that adequate visibility is provided at the proposed point of access to the highway.
5. To ensure the formation of a safe and satisfactory access.
6. In the interests of highway safety.
7. To ensure the formation of a safe and satisfactory access.
8. Due to the restricted application site and its relationship with adjoining properties it is considered important to ensure that no additional development is carried out without the permission of the Local Planning Authority.

Officer Appointed for this purpose
Refer to the Statement of Applicant's Rights and General Information Enclosed
Chief Planning Officer, Lambpit Street, P O Box 1290, Wrexham, LL11 1WL.

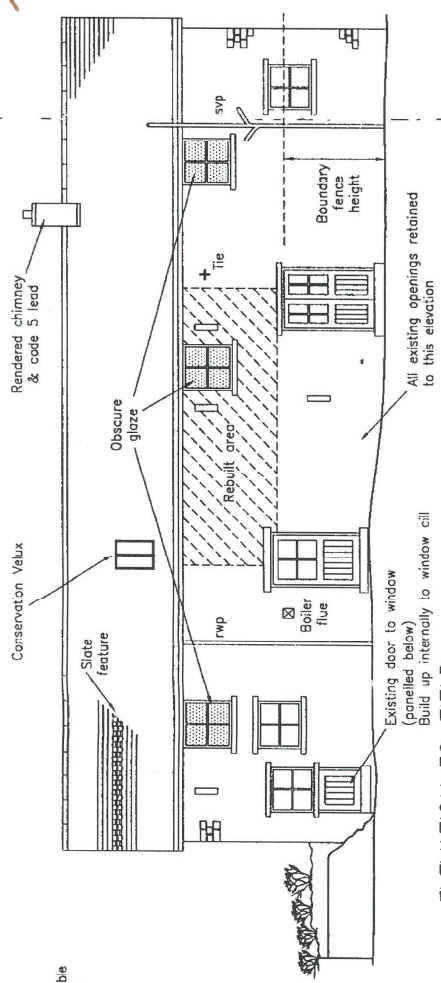
P/20004/0772

DO NOT SCALE.
WRITTEN DIMENSIONS ONLY TO BE USED.
ALL MEASUREMENTS TO BE CHECKED ON SITE BY CONTRACTOR.
ANY DISCREPANCIES TO BE IMMEDIATELY REPORTED TO THE AGENT
FOR REVISION/CLARIFICATION.
ALL WORKS TO BE CARRIED OUT TO THE SATISFACTION OF THE
LOCAL AUTHORITY PLANNING AND BUILDING CONTROL OFFICERS.

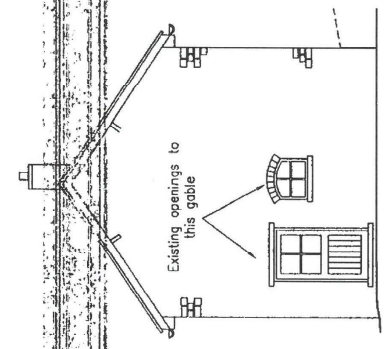
J BARGIEL, ARCHITECTURAL CONSULTANTS
10 UPPER CLWYD STREET, RUTHIN, LL15 1HY. TEL: 01824 709888.
DO NOT SCALE - PREPARED FOR PLANNING PURPOSES ONLY



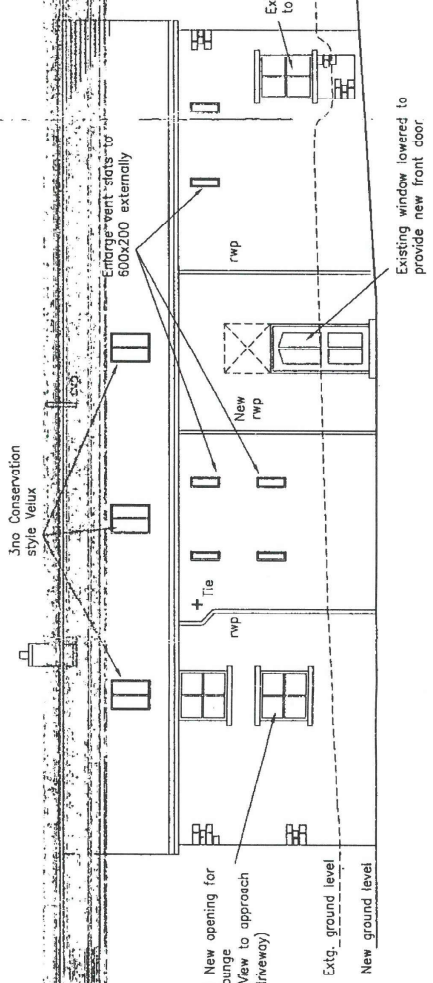
HIGH END ELEVATION (1:100)



ELEVATION TO FIELD (1:100)



LOW END ELEVATION (1:100)



NEW FRONT ELEVATION (1:100)

WREXHAM COUNTY BOROUGH COUNCIL
26 JUL 2004
APPROVED
PLANNING DEPARTMENT

WREXHAM COUNTY BOROUGH COUNCIL
11 JUN 2004
PLANNING DEPARTMENT

CONVERSION OF OUTBUILDING TO DWELLING
AT PEN-Y-WAES, PEN-Y-CAE, WREXHAM.
FOR MR & MRS JONES.

DATE: NOV 2003 SCALE: AS SHOWN
DWG No. 03/167/04

AS PROPOSED - SHEET 2 - REVISED SCHEME
REVISIONS:

