

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 POWELL	Code Number	ROS P/2021/0284
Agent	KE DESIGN MR CRAIG MARSTON 3 WILLIAM FELTON MEWS SALOP ROAD BATTLEFIELD ENTERPRISE PARK OSWESTRY SY11 2RQ	Date Received	18/03/2021
		Decision Date	07/06/2021

Town and Country Planning Act, 1990

Location of application

RAVENOAK, BROAD LANE, ROSSETT, WREXHAM, LL12 0ES

Description of application

DAU CEFN STORI, OCHR LLAWR CYNTAF AC ESTYNIADAU PORCH
BLAEN / TWO STOREY REAR, FIRST FLOOR SIDE AND FRONT PORCH
EXTENSIONS

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	07/06/2021	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) 2010-MA(00)0001, 2010-MA(00)0002, 2010-MA(00)0004 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.

Applicant MR & MRS POWELL

Code Number ROS P/2021/0284

Agent KE DESIGN
MR CRAIG MARSTON
3 WILLIAM FELTON MEWS
SALOP ROAD
BATTLEFIELD
ENTERPRISE PARK
OSWESTRY
SY11 2RQ

Date Received 18/03/2021

Decision Date 07/06/2021

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.



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

