

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 ALEX READ	Code Number	WRO P/2021/0381
Agent	MR ALEX READ 43 FFORDD GLYN WREXHAM LL13 7GW	Date Received	16/04/2021
		Decision Date	22/06/2021

Town and Country Planning Act, 1990

Location of application

43, FFORDD GLYN, WREXHAM, LL13 7QW

Description of application

DYMCHWEL GAREJ AC CODI DAU OCHR STOREY AC ESTYNIADAU
CEFN STORI SENGL / DEMOLITION OF GARAGE AND ERECTION OF
TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSIONS

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

EC4	Hedgerows, Trees and Woodland
GDP1	Development objectives
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	22/06/2021	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) numbered, AR-01, AR-04, AR-05 and as contained within the application documentation.
3. No facing or roofing materials shall be used other than materials matching those used on the existing building.
4. The proposed extensions approved under this permission shall be used only for a purpose incidental or ancillary to the use of that dwelling as a

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single dwelling house and not for any trade or business purposes nor as separate self contained accommodation.

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.
4. To ensure that the extensions are used in a manner prejudicial to or likely to cause nuisance or disturbance to the occupiers of nearby properties in accordance with Policy GDP1 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

