

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	MRS RACHEL GREEN	Code Number	HOL P/2021/0432
Agent	MRS RACHEL GREEN 2 THE COTTAGES ROSSETT ROAD COMMONWOOD HOLT LL13 9SY	Date Received	03/05/2021
		Decision Date	22/06/2021

Town and Country Planning Act, 1990

Location of application

2 THE COTTAGES, ROSSETT ROAD, COMMONWOOD, HOLT,
WREXHAM, LL13 9SY

Description of application

DIDDORDEBAU I FLAEN EIDDO I DARPARU 3 FFENESTRI DORMER /
ALTERATIONS TO FRONT OF PROPERTY TO PROVIDE 3 DORMER
WINDOWS

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

EC6	Biodiversity Conservation
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 G01.1.004:
 - 1-1 Location Plan and site layout
 - 1-2 Proposed floor plans
 - 2-2 Proposed elevations

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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.

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

