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 Mrs Rachel Clacher

Reference P/2025/0808

Decision Date 17/12/2025

Town and Country Planning Act, 1990

Location of Application

MILLWOOD COTTAGE, MILLWOOD RISE, OVERTON, WREXHAM, LL13 0EL

Description of Application

NEWID FFENESTR I DDRYSAU AC AILOSOD BALCONI JULIET

REPLACEMENT OF WINDOW WITH DOORS AND RE-INSTALLATION OF JULIET BALCONY

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
PS 11 - Biodiversity
PS2 - Broad Location of Development

Revision	Date	Description of Decision
0	17/12/2025	Planning permission issued

Particulars of decision : 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.

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2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): 1) Proposed Elevations & Floorplans - dated 28th Oct 2025 - MSW208 - PR01, 2) Window Details - dated 28th Oct 2025 - MSW208 - D01, 3) Location Plan & Block Plan - dated 22nd May 2025 - MSW208 - GA01 and 4) Accompanying Application Form.

3. No part of the development shall commence until a plan to provide net benefit for biodiversity (NBB) i.e. a better outcome than if the site was left undeveloped has been submitted to, and approved in writing by, the Local Planning Authority. The measures shall be implemented in full, prior to first occupation / use of the development, and thereafter maintained for the lifetime of the development.

4. Prior to installation scaled joinery details of the proposed timber French doors will be submitted to and approved in writing by the Local Planning Authority. The details shall fully describe the proposed materials, decorative/protective finishes, method of opening and glazing type and include cross sections for glazing bars, sills, heads etc. The works shall only be carried out in strict accordance with such details as are approved.

5. Prior to installation the colour and the finish of the proposed balcony must have been submitted to and approved in writing by the Local Planning Authority. The works shall only be carried out in strict accordance with such details as are approved.

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

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

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4. To ensure the works reflect the character and appearance of the building and wider setting in accordance with Policy GDP1 and Policy EC7 of the Wrexham Unitary Development Plan.

5. To ensure the works reflect the character and appearance of the building and the wider conservation area setting in accordance with Policy GDP1 and Policy EC7 of the Wrexham Unitary Development Plan.

Ian Jones

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

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