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 Mr Michael Parry

Reference P/2025/0855

Agent Mr Robert Evans
4, Dee Fords Avenue,
Chester, United
Kingdom, CH3 5UP

Date Received 10/11/2025

Decision Date 18/12/2025

Town and Country Planning Act, 1990

Location of Application

SMITHY HOUSE, SARN, MALPAS, SY14 7LN

Description of Application

CODI ESTYNIAD UNLLAWR I'R OCHR AC ESTYNIAD AR Y LLAWR CYNTAF YN Y CEFN YN LLE'R YSTAFELL HAUL

REPLACEMENT OF CONSERVATORY WITH SINGLE STOREY SIDE EXTENSION AND FIRST FLOOR REAR EXTENSION

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	18/12/2025	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) Elevations as Proposed - dated Nov 2025 - Drawing Number 108-004, 2) Accompanying Application Form, 3) Floorplans as Proposed - dated Nov 2025 - Drawing Number 108-003, 4) Block Plan as Proposed - dated Nov 2025 - Drawing Number 108-008 and 5) Location Plan as Existing - dated Nov 2025 - Drawing Number 108-007.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

4. 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.

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 Policy GDP1 of the Wrexham Unitary Development Plan..

4. 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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Agent Mr Robert Evans
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Chester, United
Kingdom, CH3 5UP

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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