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 Miss Rachel Hughes

Reference P/2026/0123

Decision Date 22/06/2026

Town and Country Planning Act, 1990

Location of Application

17 RHOS BERSE ROAD, COEDPOETH, WREXHAM, LL11 3BT

Description of Application

CODI GAREJ PENTY AC ADDASIADAU I DO'R ADEILAD ALLANOL I FFURFIO DORMER GAN GYNNWYS DRYSAU A FFENESTRI FFRENGIG A BALCONI

ERECTION OF LEAN-TO GARAGE AND ALTERATIONS TO ROOF OF OUTBUILDING TO FORM A DORMER INCLUDING FRENCH DOORS, WINDOWS AND 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
T8 - Parking

Revision	Date	Description of Decision
0	22/06/2026	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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1. The development as built shall be retained in strict accordance with the details shown on the following plan(s) and document(s): 1) Accompanying Location Plan, Accompanying Site Plan, Elevations and Floorplans - dated 23.04.26 - Drawing Number 101 - Rev P01 and 2) Accompanying Application Form.

2. The development hereby permitted shall not be utilised until the measures to deliver net benefit for biodiversity (NBB) shown on the Accompanying Green Infrastructure Statement and the Additional Information - dated 09.06.26 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

3. The building shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling house known as 17 RHOS BERSE ROAD, COEDPOETH, WREXHAM, LL11 3BT.

Reason(s)

1. To comply with Section 71ZA(2) of the Town and Country Planning Act, 1990.

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

3. To ensure that the development is utilised as ancillary to the adjacent host dwelling and is used in the interests of residential amenity in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Ian Jones

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

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