

Applicant	MRS GEMMA BLEARS	Reference	P/2024/0307
Agent	MR MIKE BLEARS THE BUNGALOW, NANT ROAD, BWLCHGWYN, WREXHAM, LL11 5YN	Date Received	19/04/2024
		Decision Date	03/07/2024

Town and Country Planning Act, 1990

Location of Application

THE BUNGALOW, NANT ROAD, BWLCHGWYN, WREXHAM, LL11 5YN

Description of Application

CREU BALCONI NEWYDD AC ESTYNIAD I'R BALCONI PRESENNOL
CREATION OF NEW BALCONY AND EXTENSION OF EXISTING BALCONY

In reaching this decision the Council has had regard to the following relevant policies: -

National Policies and Technical Advice Notes (TAN):

TAN 5: Nature Conservation & Planning
TAN 12: Design

Wrexham Local Development 2013 – 2028:

DM1- Development Management Considerations
SP12 - Design Principles & Masterplanning Framework

Revision	Date	Description of Decision
0	03/07/2024	Planning permission issued
1	14/07/2026	Non Material Amendment P/2026/0444

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):
BUNG-02 Rev B - Plans and elevations as proposed
BUNG-04 Rev A - Site plans existing and proposed
3. The external surfaces of the building(s) shall be constructed of the materials specified on plan reference BUNG-02 rev A.
4. The development hereby permitted shall not be utilised until measures to deliver net benefit for biodiversity (NBB) show on plan reference BUNG -02 rev A and BUNG-04 Rev A have been implemented in full. The measures shall 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 91(3) 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 DM1, SP12 and SP14 of the Wrexham Local Development Plan.
- 4 To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.



David Fitzsimon

***Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wreccsam
Chief Officer Economy and Planning, Wrexham County Borough Council***

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



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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](#)