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 Care of Agent

Reference P/2026/0191

Agent Miss Charlotte Topham
289 Park Lane,
Macclesfield, United Kingdom, SK11 8AE

Date Received 24/03/2026

Decision Date 21/08/2026

Town and Country Planning Act, 1990

Location of Application

SUNNYSIDE, WREXHAM ROAD, HOLT, WREXHAM, LL13 9YU

Description of Application

ESTYNIAD DEULAWR I GEFN YR EIDDO, ADEILADU CYNTEDD, GOSOD FFENESTRI NEWYDD, RENDRO I WAITH BRICS, WAL A GIÂT GARDD FLAEN NEWYDD GAN GYNNWYS TIRLUNIO I'R BLAEN A DISODLI'R GAREJ BRESENNOL GYDA STRWYTHUR PENTY AR OCHR YR EIDDO / TWO STOREY REAR EXTENSION, ERECTION OF PORCH, INSTALLATION OF REPLACEMENT WINDOWS, RENDERING TO BRICKWORK, REPLACEMENT FRONT GARDEN WALL AND GATE INCLUDING LANDSCAPING TO FRONT AND REPLACEMENT OF EXISTING GARAGE WITH LEAN-TO STRUCTURE TO SIDE OF PROPERTY

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

Development Plan Policies:

EC7 - Conservation Areas
EC8 - Conservation Areas
GDP 1- Development Objectives
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development

Revision	Date	Description of Decision
0	21/08/2026	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

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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 following plan(s) and document(s): PP-14531778v1, 25001 - CTA - OOSK - ZZ - DR - A - 01301 P03, 25001 - CTA - OOSK - ZZ - DR - A - 01002 P04, 25001 - CTA - OOSK - ZZ - DR - A - 01101 P02, 25001 - CTA - OOSK - ZZ - DR - A - 06001 P04,

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on GREEN INFRASTRUCTURE STATEMENT & BIODIVERSITY ENHANCEMENT SCHEME have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

4. The external surfaces of the building(s) shall be constructed of the materials specified on 25001 - CTA - OOSK - ZZ - DR - A - 01301 P03, 25001 - CTA - OOSK - ZZ - DR - A - 01002 P04, 25001 - CTA - OOSK - ZZ - DR - A - 01101 P02, 25001 - CTA - OOSK - ZZ - DR - A - 06001 P04,

5. Prior to their use on the development hereby permitted, samples of the materials to be used in the construction of the external surfaces of the development shall be submitted for the written approval of the Local Planning Authority. Development shall be carried out in accordance with the details that are approved.

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6. Prior to their installation on the building, drawings to scale 1:5 and 1:20 fully detailing all new or replacement windows and doors shall 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.

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.

4. 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.

5. 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.

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

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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Ian Jones

Prif Swyddog, Economi a Chynllunio
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