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 & MRS OWEN	**Code Number**	GRE P/2018/1088
Agent	MRS ALISON PARKER 26 AVONDALE CRESCENT PANDY WREXHAM LL12 8EJ	**Date Received**	31/12/2018
		Decision Date	04/02/2019

Town and Country Planning Act, 1990

Location of application

LYNDON HOUSE, 62 WYNNSTAY LANE, MARFORD, WREXHAM, LL12 8LH

Description of application

DEMOLITION OF EXISTING CAR PORT, TWO-STOREY EXTENSION TO SIDE AND REAR AND ERECTION OF TWO BAY GARAGE WITH HOME OFFICE OVER

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

GDP1 Development objectives
PS2 Development and the environment

Revision	Date	Description of Decision
0	04/02/2019	PLANNING PERMISSION ISSUED
1	21/01/2020	P/2020/0030 - APPLICATION FOR A NON-MATERIAL AMENDMENT TO PLANNING PERMISSION P/2018/1088 TO REVISE THE REAR EXTENSION LAYOUT AND ROOF DESIGN

Particulars of decision that permission be 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.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered L(9)01 Rev A, L(2)01

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Rev A, L(2)02 Rev A, L(2)03 Rev A and L(2)04, and as contained within the application documentation.
S96 Non-material Amendment Approved on: 21.01.2020
Reference Number: P/2020/0030
By: Wrexham County Borough Council
Deleted Plan Refs: L(2)01 Rev A, L(2)02 Rev A and L(2)03 Rev A.
Approved Amended Plan Refs: L(2)01 Rev B, L(2)02 Rev B and L(2)03 Rev B.

3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.
4. The garage hereby approved shall only be used for the purposes of the garaging of domestic vehicles on the ground floor with home office above, ancillary to the main dwelling.
5. No trade or business of any kind shall be carried out in or from the garage building approve as part of this application.
6. The boundary fencing as shown on approved plan ref: L(9)01 Rev A shall be fully implemented prior to first use of any part of the development hereby approved, and shall therefore be permanently retained at a height of 2 metres, measured from ground level.
7. With the exception of those shown on the approved plan and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification) no windows or other openings shall be inserted in any elevation of the building facing North or South.

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.
4. In the interest of highway safety and the amenities of the occupiers of nearby properties.
5. In the interests of highway safety and to protect the amenities of the occupiers of nearby properties.
6. To protect the amenities of the occupiers of nearby properties.
7. To protect the amenities of the occupiers of nearby properties.

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Note(s) to applicant

All works relating to this development which are audible beyond the site boundary should be carried out only between 7.30 and 18.00 hrs Monday to Friday, and 08.00 to 14.00 hrs on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60, Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

The applicant should adhere to the times given above wherever possible. For further information and advice regarding construction noise please contact the Council's Housing and Public Protection Department on 01978 315300.



Officer Appointed for this purpose
Head of Environment and Planning

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm