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 Mike Davies

Agent Mr David Corran
Dyffryn Coediog, Pool Park, Ruthin, United Kingdom, LL15 2LN

Reference P/2026/0071

Date Received 10/02/2026

Decision Date 20/05/2026

Town and Country Planning Act, 1990

Location of Application

DOUGLAS HOUSE, CHURCH STREET, PEN-Y-CAE, WREXHAM, LL14 2RL

Description of Application

ADEILADU PORTH NEWYDD AR GYFER Y PRIF DŶ AC ADEILADU YSTAFELL FFITRWYDD YN YR ARDD GEFN

ERECTION OF REPLACEMENT PORCH TO MAIN HOUSE AND ERECTION OF FITNESS ROOM IN REAR GARDEN

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

Development Plan Policies:

EC 4 - Hedgerows, Trees and Woodland
EC6 - Biodiversity Conservation
EC9 - Listed Buildings of Special Architectural or Historic Interest
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	20/05/2026	Planning permission issued
1	03/08/2026	Non-material amendment to amend site layout (ref: P/2026/0476)
2	02/10/2026	P/2026/0517 Condition 3 discharged

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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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): Location Plan dated 09-Feb-2026, Proposed Ground Floor Plan DOUGH/2, Proposed First Floor Plan DOUGH/3, Proposed Rear Elevation DOUGH/4, Proposed Side Elevation & Details DOUGH/5, Proposed Side Elevation DOUGH/6, Existing and Proposed Site Layouts DOUGH/7, Proposed Site Layout DOUGE/2, Proposed Floor Plan DOUGE/3, Proposed Elevations DOUGE/4, HERITAGE, IMPACT & MITIGATION ASSESSMENT for erection of a single storey fitness room, HERITAGE, IMPACT & MITIGATION ASSESSMENT for replacement of timber lean-to storm porch and opening of approx 1.9m in width to an internal room, GREEN INFRASTRUCTURE STATEMENT for erection of a single storey fitness room and GREEN INFRASTRUCTURE STATEMENT for replacement of timber lean-to storm porch.

   Non-Material Amendment – P/2026/0476 – 03/08/2026
   Approved Plans:
   - **Existing Site Plan & OS Location Plan DOUGE/1 REV A dated 22/07/26**
   - **Proposed Site Layout & retaining detail DOUGE/2 REV A dated 22/07/26**
   - **Proposed Floor Plan & Construction Details DOUGE/3 REV A dated 22/07/26**
   - **Proposed Elevations DOUGE/4 REV A dated 22/07/26**

3. Within three months of commencement of the development hereby permitted, a scheme of landscaping shall be submitted for the written approval of the Local Planning Authority.

   Condition 3 Discharged (P/2026/0517) – 02/10/2026

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4. Landscaping shall be undertaken in accordance with the scheme submitted and approved in connection with condition 3. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting (November to March) and seeding seasons following the first use of the development (April to September). Any trees, hedgerows or plants which, within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

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 Policies GDP1, PS11, EC4 and EC6 of the Wrexham Unitary Development Plan.

4. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1, PS11, EC4 and EC6 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