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16 Stryt yr Arglwydd
Wrecsam LL11 1LG

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Application for non-material amendment following a grant of planning permission

Town and Country Planning Act 1990

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Stoneyhurst

Address Line 1

Grange Road

Address Line 2

Bronington

Town/city

Whitchurch

Postcode

SY13 3HL

Description of site location (must be completed if postcode is not known)

Easting (x)

348407

Northing (y)

339447

Description

Applicant Details

Name/Company

Title

Mr

First name

Thomas

Surname

Jupe

Company Name

Address

Address line 1

Stoneyhurst

Address line 2

Grange Road

Address line 3

Bronington

Town/City

Whitchurch

Country

Postcode

SY13 3HL

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Email address

***** REDACTED ******

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- [x] Yes
- [ ] No

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter, including the application reference number and date of decision in the sections below

Two storey extension and erection of garage

Reference number

P2021/0352

Date of decision

18/08/2021

For the purpose of calculating fees, which of the following best describes the original application type?

- [x] **Householder development:** Development to an existing dwelling-house or development within its curtilage
- [ ] **Other:** anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

The two storey extension is complete, the following only applies to the garage/garden room.
Change of construction material from red brick to timber.
Cladding will be timber painted grey to match windows and door of the main house.
Footprint changed from 3375x5074mm to 3048x6401mm.
Current position of shed will not change and will not move closer to any boundary.
A distance of 900mm will be maintained to allow single gate access to the rear of the property.

Please state why you wish to make this amendment

The change of material from red brick to timber is partially financially motivated but also aesthetically motivated too. There are several houses within the village with timber painted sheds and workshops visible from the road and they are aesthetically pleasing.
The footprint change from 3375x5074mm to 3048x6401mm would allow a local builders to use their standard templates for a 21ftx10ft garage.

Are you intending to substitute amended plans or drawings?

- [ ] Yes
- [x] No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

◯ The agent
⊘ The applicant
◯ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

⊘ Yes
◯ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

P2021/0352

Date (must be pre-application submission)

23/05/2024

Details of the pre-application advice received

Following IT issues where email was not received a phone call was had where the content of this form was discussed & I was advised a Non-Material Amendment form would suffice for the changed proposed.

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you?

◯ Yes
⊘ No

Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Thomas Jupe

Date

28/05/2024