Planning Service
16 Lord Street
Wrexham LL11 1LG

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E-mail: planning@wrexham.gov.uk
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wrexham
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wrecsam

Y Gwasanaeth Cynllunio
16 Stryt yr Arglwydd
Wrecsam LL11 1LG

Llinell Gymorth: 01978 298994
E-bost: planning@wrexham.gov.uk
Gwe: www.wrexham.gov.uk/planning

Householder Application for Planning Permission for works or extension to a dwelling

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: 186

Suffix:

Property Name: Min Y Mynydd

Address Line 1: Cae Gwilym Lane

Address Line 2: Cefn Mawr

Town/city: Wrexham

Postcode: LL14 3PE

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

Easting (x): 328304

Northing (y): 341531

Description:

Applicant Details

Name/Company

Title

Mrs

First name

Dawn

Surname

Dexter

Company Name

Address

Address line 1

186 Cae Gwilym Lane

Address line 2

Cefn Mawr

Address line 3

Town/City

Wrexham

Country

United Kingdom

Postcode

LL14 3PE

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

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

Secondary number

Email address

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

Description of Proposed Works

Please describe the proposed works

We propose to create a driveway in our front garden, we will be removing the wall and levelling off some of the garden to provide parking for 3 cars . This will ensure that the road outside our house is safer as there shouldn't be anyone parked on the road. We require permission to lower the curb at the front of the house to allow us easy access to the driveway. The curb out side our house measures 28 foot in total, 16 foot of this is already lowered, we propose to lower the remaining 12 foot to allow us to drive on and off our new driveway. The width of the path is 6 ft 5" .The work is to be undertaken by Cefn Mawr Driveways and I have attached a copy of Mr Griffiths identification and public liability insurance, the driveway will be laid in tarmac with a brick edge. The path outside the home will remain a public right of way and our cars will all be parked within the boundary of the home. On the opposite side of the road outside our house are double yellow lines , this will ensure no vehicles will restrict our access to the proposed new driveway. I have also attached photos of a neighbours driveway to explain what we propose to do and a photo of the front of our house and existing curb.

The contractor will be starting the work within our boundary within the next 2/3 weeks with the aim that the brickwork , then driveway will commence towards the end of July.

We will not be encroaching onto the neighbouring properties.

Please do not hesitate to contact me should you require any further information.

Has the work already been started without planning permission?

◯ Yes
⊘ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

⊘ Yes
◯ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

◯ Yes
⊘ No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

Trees and Hedges

Are there any trees or hedges on the site or adjoining the proposed site that would be affected by the development proposal?

◯ Yes
⊘ No

If you have answered Yes, you may need to provide a survey before your application can be validated. Your local planning authority can advise on whether a survey is required, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

Biodiversity and Geological Conservation

Does your proposal involve:

(i) demolition of a building?

◯ Yes
⊘ No

(ii) alterations or enlargement to your roof?

◯ Yes
⊘ No

(iii) the loss of any trees or hedgerows?

◯ Yes
⊘ No

If you have answered Yes to any of the above questions, you may be required to submit a biodiversity survey to your local planning authority with your application form.

Your local planning authority will be able to advise you further, guidance is also available in the help text.

Site Visit

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

⊘ 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

DC/JLG/

Date (must be pre-application submission)

23/04/2024

Details of the pre-application advice received

We have received conflicting information from the council. When my husband rang in March he was told that we wouldn't need planning permission as we are only lowering the curb. When he rang again for advice on completing a form he was told we do need planning permission ? I have spoken to a Gareth at the council this afternoon and he didn't seem to think that we did but as we could go no further with the form we have attached as much information about the project as we can in the hope that someone can point us in the right direction. We have a form to complete for Vehicular access that we were told to send in once we had received planning permission.

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

Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

⊘ Yes
◯ No

Certificate of Ownership - Certificate A

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which the application relates.

Person Role

⊘ The Applicant
◯ The Agent

Title

Mrs

First Name

Dawn

Surname

Dexter

Declaration Date

29/05/2024

☑ Declaration made

Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- [x] (A) None of the land to which the application relates is, or is part of an agricultural holding
- [ ] (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

- [x] The Applicant
- [ ] The Agent

Title

Mrs

First Name

Dawn

Surname

Dexter

Declaration Date

29/05/2024

- [x] Declaration made

Declaration

I/We hereby apply for Householder planning permission 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.

- [x] I / We agree to the outlined declaration

Signed

Dawn Dexter

Date

29/05/2024