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16 Stryt yr Arglwydd
Wrecsam LL11 1LG

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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

Suffix

Property Name

Ael Y Bryn

Address Line 1

Lanes Leading To Llwydiarth

Address Line 2

Dolywern

Town/city

Pontfadog

Postcode

LL20 7AG

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

Easting (x)

321561

Northing (y)

337774

Description

Applicant Details

Name/Company

Title

Mr

First name

Steve

Surname

Foster

Company Name

Address

Address line 1

Ael-y-Bryn

Address line 2

Dolywern

Address line 3

Llangollen LL20 7AG

Town/City

LLANGOLLEN

Country

United Kingdom

Postcode

LL20 7AG

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

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

Secondary number

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

Email address

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

Description of Proposed Works

Please describe the proposed works

We wish to add a single story block and render extension to match existing property to what is our principle elevation, however this is not adjacent to the highway (a common character around this area). Our principal elevation is adjacent to a large garden area and field.

There will be two picture windows to the 'front', our principle elevation (South West facing), a sliding patio door to one side (West), a small window on the opposite side (East) plus a 3000mm x 600mm roof light.

The exterior of the extension will extend forward 4000mm from the existing building and 7000mm across the property. The house is currently 8400mm from front to back and 15000mm wide. This proposal would ordinarily be deemed permitted development, however, current planning guidelines require a planning application to cover the forward built form from the principal elevation.

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

ENQ/2024/1042

Date (must be pre-application submission)

25/07/2024

Details of the pre-application advice received

I can confirm that I have assessed the information submitted by you and that I have determined in accordance with the above detailed legislation that a formal application for planning permission will be required to assess the proposed single storey extension.

Essentially the statement in Section A that states:
'You are not permitted to extend your house in front of the principal elevation'

Case Officers Opinion:

The enquiry relates to the erection of a single storey block and render extension to the principal elevation of the main dwelling.

This proposed extension will extend 4 metres out from the existing building line and will be 7 metres wide. The design includes 2 picture windows, a sliding patio door, a smaller window and the insertion of roof lights.

The location plan does suggest that this proposed extension would not impact the highway or any neighbours but it is still a change to the principle elevation in an area of special landscape value where even minor works can create significant visual impact in a countryside setting.

I consider that if a full application was submitted for this proposal more consultation and information is required as to whether this proposal would be suitable in this location. This is due to a number of factors such as the consequences for special landscape areas and special areas of conservation. Essentially could the proposal detract from the character and appearance of this existing dwelling and the rural landscape.

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

Mr

First Name

Steve

Surname

Foster

Declaration Date

29/07/2024

☑ 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

⊘ (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

⊘ The Applicant

○ The Agent

Title

Mr

First Name

Steve

Surname

Foster

Declaration Date

29/07/2024

☑ 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.

☑ I / We agree to the outlined declaration

Signed

Steve Foster

Date

08/08/2024