Planning Service
16 Lord Street
Wrexham LL11 1LG

Telephone: 01978 298994
E-mail: planning@wrexham.gov.uk
Web: www.wrexham.gov.uk/planning

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
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

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

Rose Hill Lodge

Address Line 1

A528 From Asney Lane To A539

Address Line 2

Erbistock

Town/city

Wrexham

Postcode

LL13 0DR

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

Easting (x)

335443

Northing (y)

342887

Description

Applicant Details

Name/Company

Title

Ms

First name

Alexander

Surname

Newman

Company Name

Address

Address line 1

Rose Hill Lodge A528 From Asney Lane To A539

Address line 2

Erbistock

Address line 3

Wrexham

Town/City

Wrexham

Country

Postcode

LL13 0DR

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Title

Mr

First name

Craig

Surname

Marston

Company Name

Ke-design

Address

Address line 1

7

Address line 2

Henry Close

Address line 3

Battlefield Enterprise Park

Town/City

Shrewsbury

Country

Postcode

SY1 3TJ

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

DEMOLITION OF EXISTING EXTENSION AND ERECTION OF TWO STOREY REAR EXTENSION AND SINGLE STOREY SIDE EXTENSION

Reference number

P/2021/0246

Date of decision

23/07/2021

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

Applicant is looking to amend and reduce the development as per the drawings submitted.
The replacement extension remains as a 2 storey, with the extension reduced footprint.

Please state why you wish to make this amendment

Since planning was approved the cost of materials and the project has increased. The Applicant is having to value engineer the project.

Are you intending to substitute amended plans or drawings?

- [x] Yes
- [ ] No

If yes, please complete the following details

Old plan/drawing numbers

2055-MA(00)0001
2055-MA(00)0002
2055-MA(00)0003
2055-MA(00)0004
2055-MA(00)0005
2055-MA(00)0006

New plan/drawing numbers

2055-MA(00)0001
2055-MA(00)0002- Rev A
2055-MA(00)0003
2055-MA(00)0004
2055-MA(00)0005- Rev A
2055-MA(00)0006- Rev B

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
- [x] The applicant
- [ ] Other person

Pre-application Advice

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

- [ ] Yes
- [x] No

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
- [x] 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.

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

Signed

Craig Marston

Date

27/08/2024