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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

Hillcrest

Address Line 1

Mill Lane

Address Line 2

Cefn Mawr

Town/city

Wrexham

Postcode

LL14 3NL

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

Easting (x)

327638

Northing (y)

342234

Description

Applicant Details

Name/Company

Title

Mr

First name

Andrew

Surname

Murray

Company Name

Address

Address line 1

Hillcrest

Address line 2

Mill lane

Address line 3

Town/City

Cefn Mawr

Country

United Kingdom

Postcode

LL14 3NL

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

Planning Application P/2020/0667 was approved on 26/01/2021.

Reference number

P/2020/0667

Date of decision

26/01/2021

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

Rear elevation
Remove the first-floor window at the rear of the new extension.

Side elevation
The original design has 2 sets of French doors on the first-floor side elevation. We propose changing the doors on the left to a smaller window in the same place.
The original design did not have a window in the ground-floor rear playroom. This seems to have been an oversight, and therefore, to make this a more usable room, I would like to add a window to this room.
Remove the small first-floor window that is between the French doors.
Replace the narrow, full-height ground-floor living room window with a sliding patio door for better outdoor access and connection, centring it beneath the French doors above for visual alignment.
Given the location of neighbouring properties, the changes proposed will not affect them as this side elevation can not be seen from any other property.

Roof
Remove all Roof Lights from the new extension.

Materials
Update external materials to reflect properties in the local area better. The original design changed the existing flat roof part of the house to cladding the roof from the ground to the roof. Neighbours have commented that it could look like a large shed, so I propose we keep the existing render finish.
To tie the new extension in with the existing and other properties in the area, I suggest a rendered exterior finish with two cladding panels, as seen on the attached elevation drawing.

Please state why you wish to make this amendment

Regarding the change to the windows, the proposed will significantly improve the building's functionality and enhance the overall appearance.

Remove the roof lights as they were in bedrooms and will be very loud when raining.

Update the proposed materials. There is not a single other building in the area that I am aware of that uses cladding for the whole first floor, while there are examples all over Cefn Mawr of rendered properties. The house next door (Cartref) is fully rendered. The proposed change will allow the building to better fit into the area and not stand out on its own.

Are you intending to substitute amended plans or drawings?

- [x] Yes
- [ ] No

If yes, please complete the following details

Old plan/drawing numbers

830/Sk02 Rev F
830/Sk03 Rev G

New plan/drawing numbers

830/L(2)01 Rev C
830/L(2)03 Rev C

Site Visit

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

- [ ] Yes
- [x] 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
⊘ 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

Andrew Murray

Date

13/11/2024