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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

2 Fron Deg

Address Line 1

Lanes Through Fron Deg

Address Line 2

Fron Deg

Town/city

Glyn Ceiriog

Postcode

LL20 7NW

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

Easting (x)

319989

Northing (y)

337037

Description

Applicant Details

Name/Company

Title

Mrs

First name

Fiona

Surname

Grant

Company Name

Address

Address line 1

2 Fron Deg Lanes Through Fron Deg

Address line 2

Fron Deg

Address line 3

Wrexham

Town/City

Glyn Ceiriog

Country

United Kingdom

Postcode

LL20 7NW

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

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

Secondary number

Email address

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

Agent Details

Name/Company

Title

Miss

First name

Kerry

Surname

Burns

Company Name

KB Architecture Design

Address

Address line 1

34 Pall Mall Press

Address line 2

1902

Address line 3

Town/City

Liverpool

Country

United Kingdom

Postcode

L3 6AL

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 1 FRONDEG, AMALGAMATION OF AND EXTENSION TO 2
AND 3 FRONDEG TO CREATE ONE DWELLING, AND ACCESS FOR PARKING

Reference number

PP-12459609

Date of decision

02/09/2024

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

Small changes have been made as per the drawings submitted:

- The original stone walls are to be treated with lime wash instead of render and the proposed walls are to match this.
- Existing soldier brick and surrounds are to be retained and mimicked on the proposed design.
- New bay window walls to continue up to pitched dormer roof (rear) rather than creating 2 unnecessary roofs (flat and pitched).

Please state why you wish to make this amendment

These amendments will benefit the breathability of the building and will deem the proposal more sympathetic to it's surroundings. Also, the amendments improve on the buildability of 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

23001 (PL) 010 - LOCATION PLAN
23001 (PL) 100 - PROPOSED GROUND & LOWER GROUND FLOOR PLAN
23001 (PL) 110 - PROPOSED FIRST FLOOR & ROOF PLAN
23001 (PL) 201 - PROPOSED FRONT AND REAR ELEVATION
23001 (PL) 202 - PROPOSED SIDE ELEVATIONS

New plan/drawing numbers

23001 (PL) 010 - LOCATION PLAN
24012 (PL) 100 - PROPOSED GROUND AND LOWER GROUND FLOOR PLAN
24012 (PL) 110 - PROPOSED FIRST FLOOR & ROOF PLAN
24012 (PL) 201 - PROPOSED FRONT AND REAR ELEVATION
24012 (PL) 202 - PROPOSED SIDE ELEVATIONS

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

Kerry Burns

Date

13/12/2024