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 a Lawful Development Certificate for an Existing Use or Operation or Activity, including those in breach of a planning condition

Town and Country Planning Act 1990: Section 191 as amended by Section 10 of the Planning and Compensation Act 1991; Town and Country Planning (Development Management Procedure) (Wales) Order 2012

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

Woodlea

Address Line 1

Kiln Lane

Address Line 2

Cross Lanes

Town/city

Wrexham

Postcode

LL13 0SY

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

Easting (x)

335834

Northing (y)

345862

Description

Applicant Details

Name/Company

Title

Mr

First name

Tim

Surname

Wooldridge

Company Name

Address

Address line 1

Woodlea Kiln Lane

Address line 2

Cross Lanes

Address line 3

Wrexham

Town/City

Wrexham

Country

Postcode

LL13 0SY

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

Mr

First name

Theodore

Surname

Speaks

Company Name

Speaks Design Services

Address

Address line 1

1 Beaconsfield Terrace

Address line 2

Morda

Address line 3

Town/City

Oswestry

Country

United Kingdom

Postcode

SY10 9PE

Contact Details

Primary number

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

Secondary number

Email address

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

Reason for Lawful Development Certificate

Which category describes the existing use or operation or development for which the certificate is sought

- [x] An existing use
- [ ] An existing operation
- [ ] An existing use, operation or activity in breach of a condition

Being a use, operation or activity in effect on the date of this application

If Yes, to either 'an existing use' or 'an existing use in breach of a condition', please state which one of the Use Classes of the Town and Country Planning (Use Classes) Order 1987 (as amended) the use relates to

C3 - Dwellinghouses (main residences)

Description of Existing Use, Operation or Activity

Please describe the existing uses, building works or activities for which you want a lawful development certificate. Where appropriate, show to which part of the land each use building works or activity relates

The building is a rear extension to an existing dwellinghouse.

Grounds for application for a Lawful Development Certificate

Under what grounds is the certificate being sought

- [ ] The use began more than 10 years before the date of this application
- [ ] The use, building works or activity in breach of condition began more than 10 years before the date of this application
- [ ] The use began within the last 10 years, as a result of a change of use not requiring planning permission, and there has not been a change of use requiring planning permission in the last 10 years
- [ ] The building works (for instance, building or engineering works) were substantially completed more than four years before the date of this application.
- [ ] The use as a single dwelling house began more than four years before the date of this application
- [x] Other - please specify (this might include claims that the change of use or building work was not development, or that it benefited from planning permission granted under the Act or by the General Permitted Development Order).

If the certificate is sought on 'Other' grounds please give details

The building has been constructed in the last year but meets the criteria of permitted development under the GPDO

Is the certificate being sought for a use, operation, or activity in breach of a condition or limitation?

- [ ] Yes
- [x] No

Please state why a Lawful Development Certificate should be granted

1: No more than half of the area of land around the “original house” is covered by additions or other buildings.

2: The extension not is located within 2 metres of any boundary of your house and the eaves height is not higher than the eaves height of that part of the house from which the extension projects.

3: The extension is not more than 4m long - measured from the rear wall of the original house to the outer edge of the wall of the extension.

4: The extension does not exceed 4 metres in height (measured from the height of the proposed extension from the ground level immediately next to it).

5: The appearance of the materials used in the extension (both the walls and roof), as far as possible, match the appearance of those on the existing home. A similar colour flat-roofed extension may be proposed on a house that only contains pitched roofs.

6: The proposal does not include any of the following structures:
(i) a veranda or raised platform which would be more than 300mm above the
ground
(ii) a balcony
(iii) a roof-terrace
(iv) shutters on the principal elevation

7: The proposal is not in a protected area and the dwelling does not have permitted development rights removed.

Information in support of a Lawful Development Certificate

When was the use or activity begun, or the building works substantially completed (date must be pre-application submission)?

31/01/2025

In the case of an existing use or activity in breach of conditions has there been any interruption?

◯ Yes
⊘ No

In the case of an existing use of land, has there been any material change of use of the land since the start of the use for which a certificate is sought?

◯ Yes
⊘ No

Residential Information

Does the application for a certificate relate to a residential use where the number of residential units has changed?

◯ Yes
⊘ No

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

Interest in the Land

Please state the applicant's interest in the land

⊘ Owner
◯ Lessee
◯ Occupier
◯ Other

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 Lawful development: Existing use 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

Theodore Speaks

Date

13/02/2025