Planning Service
16 Lord Street
Wrexham LL11 1LG

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wrexham
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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

Kenyon Place

Address Line 1

Chapel Street

Address Line 2

Holt

Town/city

Wrexham

Postcode

LL13 9DJ

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

Easting (x)

340956

Northing (y)

353884

Description

Applicant Details

Name/Company

Title

Mrs

First name

Rebecca

Surname

Healy

Company Name

Address

Address line 1

Kenyon Place

Address line 2

Chapel Street

Address line 3

Holt

Town/City

Wrexham

Country

United Kingdom

Postcode

LL13 9DJ

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

The windows in our current property are over thirty years old and in need of replacement due to their inefficiency and poor condition. We intend to replace these with Eurocell Flush Sash windows in Cream. We have two young children and our family home is draughty and cold with the current windows and doors.

We have carefully researched the products and have discussed this at length with Daniel W Jones in Wrexham planning prior to submission. The sustainability of these products were a high priority for us and we were impressed that they are able to reuse almost 100% of their production waste, and wherever possible they re-engineer PVCU taken from old frames to make new windows and doors.

We have selected the slimmer, more flush and plainer frame to suit the aesthetic of the property, and we've selected the narrowest windows bars to match.

The windows are currently top hung and we have asked for this again with the new order to mimic the current aesthetic and function.

The front door design is a distinction composite door, with a woodgrain finish. The distinction signature range pride themselves on bringing a classical style. The colour we have selected is Agate grey, so a slightly more green/grey shade with a cream frame to compliment the windows.

We feel we've always been mindful of the conservation area. We are very proud to live in such a beautiful area and we did not wish to detract from that with an unsuitable product choice from a low cost manufacturer. We hope to improve our home's aesthetic in a sympathetic approach, with our carefully selected manufacturers and products.

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

Kenyon Place

Date (must be pre-application submission)

10/12/2024

Details of the pre-application advice received

11/02/2025 - Email received to advise us to proceed to formal planning with the products detailed within the application.

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

Mrs

First Name

Rebecca

Surname

Healy

Declaration Date

19/02/2025

☑ 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

- [x] (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

- [x] The Applicant
- [ ] The Agent

Title

Mrs

First Name

Rebecca

Surname

Healy

Declaration Date

19/02/2025

- [x] 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.

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

Signed

Rebecca Healy

Date

19/02/2025