Y Gwasanaeth Cynllunio
Cyngor Bwrdeistref Sirol Wrecsam
Neuadd Y Dref, Wrecsam, LL11 1AY

Llinell Gymorth: 01978298994
E-bost: planning@wrexham.gov.uk
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Planning Service
Wrexham County Borough Council
Guildhall, Wrexham. LL11 1AY

Telephone: 01978298994
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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

Y Bonc

Address Line 1

Lane From Bryn Awel Junction To Pen Y Bryn Cottages

Address Line 2

Nantyr

Town/city

Llangollen

Postcode

LL20 7DD

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

Easting (x)

316738

Northing (y)

337338

Description

Applicant Details

Name/Company

Title

Mr & Mrs

First name

Andrew

Surname

Almond

Company Name

Address

Address line 1

Y Bonc Farmhouse

Address line 2

Nantyr

Address line 3

Wrexham

Town/City

Llangollen

Country

UK

Postcode

LL20 7DD

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

James

Surname

Bennett

Company Name

Greenspace Architects Ltd

Address

Address line 1

The Old Town Hall

Address line 2

The Square

Address line 3

Town/City

Ellesmere

Country

United Kingdom

Postcode

SY12 0EP

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

ESTYNIAD UNLLAWR WRTH YR OCHR A'R CEFN AC ESTYNIAD LLAWR
CYNTAF UWCHBEN Y GAREJ / SINGLE STOREY EXTENSION TO SIDE
AND REAR AND FIRST FLOOR EXTENSION ABOVE GARAGE

Reference number

LGC P/2022/0666

Date of decision

13/09/2022

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

Amending the existing roof above the entrance hall to simplify the appearance - this will involve the demolition of the existing lean-to section and re-building on the same footprint. The alterations also include the addition of a 'Juliet' balcony on the south elevation (for Building Regulations purposes), alterations to the shape of the chimney and the addition of a small window on the west elevation.

Please state why you wish to make this amendment

The applicant is looking to simplify the roof arrangement to the entrance area, due to findings of the construction of the existing lean-to being sub-standard. This will also improve the energy efficiency and overall look of the building. The proposed changes to this section of roof also allow the addition of a further PV Panel. The Juliet balcony has been added for Building Regulations purposes, to reduce the risk of falling when the window is open. The addition of a small window in the west elevation is to add more daylight to the rear of the long narrow room and also provide ventilation to the room (via an openable window) when the patio doors are closed.

Are you intending to substitute amended plans or drawings?

- [x] Yes
- [ ] No

If yes, please complete the following details

Old plan/drawing numbers

21-38 A 101 Rev H
21-38 A102 Rev H
21-38 A103 Rev B
21-38 A300 Rev I

New plan/drawing numbers

21-38 A 101 Rev M
21-38 A102 Rev R
21-38 A103 Rev I
21-38 A300 Rev P

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?

- [x] 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

P/2022/0666

Date (must be pre-application submission)

03/04/2025

Details of the pre-application advice received

It appears that there has already been a non-material amendment (NMA) to the original scheme, submitted under ref: P/2023/0650. I am assuming that the plans you have submitted are a further alteration to the approved NMA. The plans that you have sent me appear to have some other changes other than just the roofline that we discussed, namely:

- Addition of a Juliet balcony on the southern elevation;
- Alterations to the chimney and the addition of a window on the west elevation.

Any application submitted will need to make it clear that all of these elements are being applied for.

I have discussed this with my line manager; in situations where an NMA has already been approved, it is necessary to assess whether the approved amendments when viewed cumulatively with the proposed amendments would result in a material change to the original approval. I am of the opinion that the proposed amendments, when viewed alongside those already approved would not cumulatively result in a significant material amendment to the original scheme, therefore an additional non-material amendment application would be an appropriate way forward.

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

To submit your building control application you must agree to the below 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.
Non-Material Amendment: Non-Material Amendment I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to Wrexham County Borough Council
- 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

Kevin Slack

Date

07/04/2025