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Neuadd Y Dref, Wrecsam, LL11 1AY

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Planning Service
Wrexham County Borough Council
Guildhall, Wrexham. LL11 1AY

Telephone: 01978298994
E-mail: planning@wrexham.gov.uk
Web: www.wrexham.gov.uk/planning

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

Bridgeman Coach House

Address Line 1

High Street

Address Line 2

Bangor On Dee

Town/city

Wrexham

Postcode

LL13 0BU

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

Easting (x)

338859

Northing (y)

345575

Description

Applicant Details

Name/Company

Title

mrs

First name

deborah

Surname

vogwell

Company Name

Address

Address line 1

Bridgeman Coach House

Address line 2

High Street

Address line 3

Bangor-on-Dee

Town/City

Wrexham

Country

United Kingdom

Postcode

LL13 0BU

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

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

Secondary number

Email address

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

Description of Proposed Works

Please describe the proposed works

Creation of a 2 bay timber frame garage / garden shed at Bridgeman Coach House

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?

- [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

First Name

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

Surname

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

Reference

Bridgeman Coach House - Pre Application Advice

Date (must be pre-application submission)

05/02/2024

Details of the pre-application advice received

Key details of the pre application advice received are provided below. The applications addresses the issues highlighted.

Introductory paragraph states the following:
A Formal planning application will be required as there are no permitted development rights.
The site is located within in Bangor on Dee Conservation area and some trees are subject to TPOs

Relevant policies are identified which have been addressed in the application.

Relevant planning history is provided.

Validating information required is listed - this has all been provided

Views of the Officer
'provided that the garage is located within the residential curtilage and is subsidiary in scale to the main dwelling, the principle could be considered acceptable' The application satisfies these requirements

Design
'The proposed development does not directly impact TPOs provided the development avoids tree roots ' (detail is provided in this application)
'with regard to conservation provided the roofing materials and timber finishes are sensitively chosen there would be no conservation objections' (detail is provided in this application)

The views of the officer conclude with :
'if the above is adhered to then the planning application will be in line with guidance and policy and is likely to be supported'

Natural Environment
'all developments are required to demonstrate that provision has been made for biodiversity benefit (detail is shown in this application)

Green infrastructure statement
'in this instance the statement will be very short, since the works proposed only affect the building' - detail is shown in the application

A copy of the pre-application advice received is attached to the application for reference

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

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

- [x] The Applicant
- [ ] The Agent

Title

mrs

First Name

deborah

Surname

vogwell

Declaration Date

09/02/2025

- [x] 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

deborah

Surname

vogwell

Declaration Date

09/02/2025

- [x] Declaration made

Declaration

To submit your building control application you must agree to the below 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.
Householder planning permission: Householder planning permission 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

deborah vogwell

Date

27/05/2025