For official use only (date received): 01/08/2018 11:37:28

The Planning Inspectorate

QUESTIONNAIRE (s78) HOUSEHOLDER APPEAL WALES (Online Version)

When you have submitted this questionnaire, you must send a copy, with attachments, to the appellant/agent. Any documents which you have indicated as 'To follow' should also be sent to the case officer by the date given in the start letter.

Appeal Reference	APP/H6955/D/18/3205854
Appeal By	MISS FELICITY SMITH
Site Address	121 Moss Valley Road New Broughton Wrexham LL11 6JA

PART 1

1. Do you agree that the Householder Appeal (HAS) written representation procedure is appropriate for this appeal? Please note there must be exceptional reasons for us to agree to a procedure other than HAS.	Yes	☑ No	☐
2.a. Are there any appeals or matters relating to the same site still being considered by us or the Welsh Ministers?	Yes	☐ No	☑
2.b. Are there any appeals or matters adjacent or close to the site still being considered by us or Welsh Ministers?	Yes	☐ No	☑
3. Can the Inspector see the relevant parts of the appeal site from public land?	Yes	☑ No	☐
4. Will the reasons for refusal/grounds of appeal require the Inspector to enter:			
4.a. the appeal site or property to judge the appeal proposal?	Yes	☑ No	☐
to view whole site			
4.b. a neighbour's land or property to judge the appeal proposal?	Yes	☐ No	☑
5. Are you aware of any specific health and safety issues, from your Officer's visits to the site or otherwise, which would need to be taken into account when the inspector visits the site?	Yes	☐ No	☑
6.a. Is the site within a Conservation area?	Yes	☐ No	☑
6.b. Is the site adjacent to a Conservation Area?	Yes	☐ No	☑
6.c. Is the site within a green belt?	Yes	☐ No	☑
6.d. Is the site within an Area of Outstanding Natural Beauty?	Yes	☐ No	☑
7.a. Does the proposed development involve the demolition, alteration or extension of a listed building?	Yes	☐ No	☑
7.b. Would the proposed development affect the setting of a listed building?	Yes	☐ No	☑
8. Did you give publicity, as required, for the site being within a Conservation Area or affecting a listed building?	Yes	☐ No	☑
9. Is any part of the site subject to a Tree Preservation Order?	Yes	☐ No	☑

10.a. Is your Authority's CIL charging schedule being/been examined?	Yes	☐ No	☑
10.b. Is your Authority's CIL charging schedule adopted/likely to be adopted?	Yes	☐ No	☑

PART 2

Environmental Impact Assessment - Schedule 1

11.a.i. Is the proposed development Schedule 1 development as described in Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999?	Yes	☐ No	☑

Schedule 2

11.b.i. Is the proposed development Schedule 2 development as described in Column 1, Schedule 2 of the Town and Country Planning (Environment Impact Assessment) (England and Wales) Regulations 1999?	Yes	☐ No	☑

Screening

11.c.i. Have you issued a Screening Opinion (SO) under Regulation 25 (2)?	Yes	☐ No	☑

Environmental Statement (ES)

11.d. Has the appellant supplied an environmental statement?	Yes	☐ No	☑
11.e. If applicable, please attach a copy of the site notice and local advertisement published as required for EIA development under Article 12 of DMPO (Wales) 2012?	Applies	☐ N/A	☑
12. Have all notifications or consultations under any Act, Order or Departmental Circular, necessary before granting permission, taken place?	Yes	☑ No	☐

Please attach copies of any comments that you have received in response.

☑ see 'Questionnaire Documents' section

PART 3

Conditions

13.a. The development hereby permitted shall begin not later than five years from the date of this decision.	Yes	☑ No	☐
13.b. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.	Yes	☑ No	☐
13.c. The development herby permitted shall be carried out in accordance with the approved plans.	Yes	☑ No	☐
13.d. Any other conditions you regard as necessary.	Yes	☐ No	☑

PART 4

14.a.i. All the plans submitted with the application; ☑

☑ see 'Questionnaire Documents' section

14.a.ii A list of the plans submitted with the application, stating each reference number and clearly indicating which of these plans was under consideration at the time the application was decided; ☑

☑ see 'Questionnaire Documents' section

14.b.i. A copy of the letter with which you notified interested parties about the householder planning application and a list of the addresses to which it was sent; ☑

☑ see 'Questionnaire Documents' section

☑ see 'Questionnaire Documents' section

14.b.ii. All representations received from interested parties about the application, including comments from internal and external consultees; ☑

☑ see 'Questionnaire Documents' section

14.c. A copy of the letter with which you notified people about the appeal and a list of the addresses to which it was sent; ☑

☑ see 'Questionnaire Documents' section

☑ see 'Questionnaire Documents' section

14.d. The Planning Officer's report to committee or delegated report on the application and any other relevant documents/minutes; ☑

☑ see 'Questionnaire Documents' section

14.e. Design and Access Statement (if submitted); ☐

14.f. Extracts from any statutory local development plan policy (including front page, title and date of approval/adoption and status); ☑

☑ see 'Questionnaire Documents' section

14.g. Extracts from any supplementary planning guidance that you consider necessary (and/or any supplementary planning guidance published under previous provisions still in place) together with its status, whether it was subject of public consultation and consequent modification, whether it was formally adopted and if so, when. In the case of emerging documents, please state what stage they have reached; ☑

☑ see 'Questionnaire Documents' section

14.h. Relevant planning history only (e.g. previous relevant permissions if appropriate), including a list of relevant documents taken into account when considering the application; ☑

☑ see 'Questionnaire Documents' section

15. Please let us know if, for any reason, you have not been able to attach any of the required documents and confirm that they will follow under separate email.

list of conditions

1) The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
R: To comply with Section 91(3) of the Town and Country Planning Act 1990.

2) The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered (Dwg No. 1030_03_Rev A, Dwg No. 1030_02.Rev1) and contained within the application documentation.
R: To define the scope of

the planning permission.

3) No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.
R: To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.

LPA Details

I certify that a copy of this appeal questionnaire and any enclosures will be sent to the appellant or agent today. ☑

LPA's reference	P/2018/0335
Completed by	SHARON WILLIAMS
On behalf of	Wrexham County Borough Council

Please provide the details of the officer we can contact for this appeal, if different from the Planning Inspectorate's usual contact for this type of appeal.

Name	SHARON WILLIAMS
Phone no (including dialling code)	01978298785
Email	sharon.williams@wrexham.gov.uk

Please advise the case officer of any changes in circumstances occurring after the return of the questionnaire.

QUESTIONNAIRE DOCUMENTS

Appeal Reference	APP/H6955/D/18/3205854
Appeal By	MISS FELICITY SMITH
Site Address	121 Moss Valley Road New Broughton Wrexham LL11 6JA

The documents listed below were uploaded with this form:

Relates to Section: PART 2
Document Description: 12. Have all notifications or consultations under any Act, Order or Departmental Circular, necessary before granting permission, taken place?
File name: 20180335 - HIGHWAYS.pdf

Relates to Section: PART 4
Document Description: 14.a.i. All the plans submitted with the application;
File name: 20180335 - DETERMINED PLANS.pdf

Relates to Section: PART 4
Document Description: 14.a.ii A list of the plans submitted with the application, stating each reference number and clearly indicating which of these plans was under consideration at the time the application was decided;
File name: 20180335 - DETERMINED PLANS.pdf

Relates to Section: PART 4
Document Description: 14.b.i. A copy of the letter with which you notified interested parties about the householder planning application and a list of the addresses to which it was sent;
File name: 20180335 - original neighbour letter.pdf

Relates to Section: PART 4
Document Description: 14.b.i. A copy of the letter with which you notified interested parties about the householder planning application and a list of the addresses to which it was sent;
File name: 20180335 - original list.PNG

Relates to Section: PART 4
Document Description: 14.b.ii. All representations received from interested parties about the application, including comments from internal and external consultees;
File name: 20180335 - HIGHWAYS.pdf

Relates to Section: PART 4
Document Description: 14.c. A copy of the letter with which you notified people about the appeal and a list of the addresses to which it was sent;
File name: 20180335 - appeal letter.pdf

Relates to Section: PART 4
Document Description: 14.c. A copy of the letter with which you notified people about the appeal and a list of the addresses to which it was sent;
File name: 20180335 - appeal list.PNG

Relates to Section: PART 4

Document Description:	14.d. The Planning Officer's report to committee or delegated report on the application and any other relevant documents/minutes;
File name:	20180338 - del report.pdf
Relates to Section:	PART 4
Document Description:	14.f. Extracts from any statutory local development plan policy (including front page, title and date of approval/adoption and status);
File name:	20180335 - POLICIES.pdf
Relates to Section:	PART 4
Document Description:	14.g. Extracts from any supplementary planning guidance that you consider necessary (and/or any supplementary planning guidance published under previous provisions still in place) together with its status, whether it was subject of public consultation and consequent modification, whether it was formally adopted and if so, when. In the case of emerging documents, please state what stage they have reached;
File name:	23g guide16e.pdf
Relates to Section:	PART 4
Document Description:	14.h. Relevant planning history only (e.g. previous relevant permissions if appropriate), including a list of relevant documents taken into account when considering the application;
File name:	20180335 - DECISION.pdf
Completed by	Not Set
Date	01/08/2018 11:37:40
LPA	Wrexham County Borough Council