

The Planning Inspectorate

HOUSEHOLDER PLANNING APPEAL FORM WALES (Online Version)

WARNING: The appeal **and** essential supporting documents must reach the Inspectorate within the appeal period. **If your appeal and essential supporting documents are not received in time, we will not accept the appeal.**

Appeal Reference: APP/H6955/D/21/3267261

A. APPELLANT DETAILS

The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name

Mrs Patricia Maxted

B. AGENT DETAILS

Do you have an Agent acting on your behalf?

Yes

☐ No



C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority

Wrexham County Borough Council

LPA reference number

RHO P/2020/0469

Date of the application

10/07/2020

Did the LPA issue a decision?

Yes

☒ No



Date of LPA's decision

12/01/2021

D. APPEAL SITE ADDRESS

Is the address of the affected land the same as the appellant's address?

Yes

☒ No



Address

awelfryn mountain street
rhosllanerchrugog
wrexham
borough of wrexham
LL14 1BU

Is the appeal site within a Green Belt?

Yes

☐ No



Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site?

Yes

☐ No



E. DESCRIPTION OF THE DEVELOPMENT

Has the description of the development changed from that stated on the application form?

Yes

☐ No



Please enter details of the proposed development. This should normally be taken from the planning application form.

Erection of fencing and driveway gates (in retrospect)

F. REASON FOR THE APPEAL

The reason for the appeal is that the LPA has;

1. Refused planning permission. ☒
2. Refused permission to vary a condition(s). ☐
3. Refused prior approval of permitted development rights. ☐

G. PREFERRED PROCEDURE

There are three different procedures that the appeal could follow. Please select one.

1. Written Representations ☒

(a) Could the Inspector see the relevant parts of the appeal site sufficiently to judge the proposal from public land? Yes ☒ No ☐

(b) Is it essential for the Inspector to enter the site to check measurements or other relevant facts? Yes ☐ No ☒

2. Hearing ☐

3. Inquiry ☐

H. GROUNDS OF APPEAL

The grounds are set out in

Have you made a costs application with this appeal? Yes ☐ No ☒

I. (part one) SITE OWNERSHIP CERTIFICATES

Which certificate applies?

CERTIFICATE A

I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner of any part of the land to which the appeal relates; ☒

CERTIFICATE B

I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner of any part of the land to which the appeal relates, as listed below: ☐

CERTIFICATE C and D

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D and attach it below. ☐

I. (part two) AGRICULTURAL HOLDINGS

We need to know whether the appeal site forms part of an agricultural holding.

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding. ☒

(b)(i) The appeal site is, or is part of, an agricultural holding, and the appellant is the sole agricultural tenant. ☐

(b)(ii) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as listed below. ☐

J. SUPPORTING DOCUMENTS

01. A copy of the application form sent to the LPA. ☒

02. A copy of the LPA's decision notice. ☒

03. Any other plans, documents or drawings relating to the application which were not sent to the LPA (this should not include any plans, documents or drawings relating to amendments to the application proposed after the LPA have made their determination). ☐

K. ADDITIONAL INFORMATION

Is flooding an issue? Yes ☐ No ☒

Does the development affect the setting of a listed building? Yes ☐ No ☒

Is the appeal site within an Area of Outstanding Natural Beauty (AONB)? Yes ☐ No ☒

Does the site lie within a Conservation Area? Yes ☐ No ☒

Does the site lie within green wedge? Yes ☐ No ☒

L. OTHER APPEALS

Have you sent other appeals for this or nearby sites to us which have not yet been decided? Yes ☐ No ☒

M. NOW SEND

Send a copy to the LPA

To do this by email:

- open and save a copy of your appeal form
- locating your local planning authority's email address:

<http://gov.wales/topics/planning/appeals/make-an-appeal/sending-a-copy-to-the-council/?lang=en>

You may wish to keep a copy of the completed form for your records.

N. APPEAL DOCUMENTS

We will not be able to validate the appeal until all the necessary supporting documents are received.

Please remember that all supporting documentation needs to be received by us within the appropriate deadline for the case type.

Please ensure that anything you do send by post or email is clearly marked with the reference number.

The documents listed below were uploaded with this form:

Relates to Section: GROUNDS OF APPEAL
Document Description: The grounds of appeal
File name: planning appeal letter jan 2021.pdf
File name: archive (1).zip
File name: before work.jpeg
File name: after work.jpeg
File name: my back wall after removal of bamboo and view of neighbors windows.jpeg
File name: property oppsite corner.jpeg
File name: 3 doors down property.jpeg
File name: 5 doors down property.jpeg
File name: property 6 doors down.jpeg
File name: property bottom of pentredwr 1 of 2.jpeg
File name: property bottom of pentredwr 2 of 2.jpeg
File name: property bottom of pentredwr oppsite school gates.jpeg
File name: property in village 1.jpeg
File name: property in village 2.jpeg
File name: property in village 3 1 of 2.jpeg
File name: property in village 3 2 of 2.jpeg

Relates to Section: SUPPORTING DOCUMENTS
Document Description: 01. A copy of the original application form sent to the LPA.
File name: archive (1).zip

Relates to Section: SUPPORTING DOCUMENTS
Document Description: 02. A copy of the LPA's decision notice.
File name: archive (1).zip

Completed by MRS PATRICIA MAXTED

Date 19/01/2021 18:43:44