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

Llinell Gymorth: 01978298994
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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

The Stables

Address Line 1

Access Road To Holmwood

Address Line 2

Burton

Town/city

Rossett

Postcode

LL12 0HU

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

Easting (x)

336011

Northing (y)

357434

Description

Applicant Details

Name/Company

Title

Mr

First name

Harvey

Surname

Jackson

Company Name

Address

Address line 1

The Stables Access Road To Holmwood

Address line 2

Burton

Address line 3

Town/City

Wrexham

Country

United Kingdom

Postcode

LL12 0HU

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Email address

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

Agent Details

Name/Company

Title

Mr

First name

Jake

Surname

Boardman

Company Name

Base Architects

Address

Address line 1

Base Architects

Address line 2

29 Grosvenor St

Address line 3

Town/City

Chester

Country

United Kingdom

Postcode

CH1 2DD

Contact Details

Primary number

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

Secondary number

Email address

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

Description of Proposed Works

Please describe the proposed works

A proposed two-storey gable-end extension with single-storey wrap-around to rear, plus a single storey front entrance porch, link corridor to an existing detached garage and the construction of a new detached 3-bay garage to an existing family dwelling.

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

ENQ/2025/0060

Date (must be pre-application submission)

17/03/2025

Details of the pre-application advice received

The pre-application response confirmed that the principle of extending the existing dwelling and constructing ancillary domestic outbuildings can be acceptable in principle should the proposed works remain clearly incidental to the enjoyment of the host dwelling, do not constitute a disproportionate addition and do not harm the character, appearance or openness of the countryside.
•In response to the feedback, the proposed link has been revised to be completely glazed and set back from the front elevation, ensuring it is visually lightweight and subservient in form.
•The proposed garage has been reduced in size by 2930mm in length and revised from a four-bay to a three-bay structure. The design now incorporates agricultural-style materials to better reflect the rural character of the setting, ensuring the outbuilding appears more modest, ancillary, and subservient to the host dwelling.
•The proposed front porch has been revised to incorporate traditional brick and timber materials, matching the existing front elevation and preserving the visual simplicity expected in rural domestic architecture.
•While the Conservation Officer raised concerns about the porch's impact on the linear form and its proximity to the first-floor window, we note that the Case Officer considered the porch acceptable in principle, subject to material amendments. To address both views, we have revised the design to reduce the roof pitch—bringing it further away from the first-floor window—and updated the materiality to better reflect the character of the host dwelling.
•In response to concerns regarding the scale of the two-storey gable end extension, the footprint has been reduced by 1 metre in length to ensure it is more clearly subordinate to the host dwelling. The proposed materials have been retained, as they are supported by the Conservation Officer, who noted the 'nice juxtaposition between the old and new,' highlighting their positive contribution to the overall design.
•In response to comments regarding the massing of the single-storey side and rear wraparound extension, we note that this element replaces an existing conservatory. The proposed extension has a reduced footprint compared to the existing conservatory, which protrudes further. As such, we believe the new design results in a more appropriate and integrated addition to the existing barn, improving upon the current form while reducing visual impact.
•In line with the Council's guidance on cumulative scale, we can confirm that the total proposed extensions amount to less than one third of the original host dwelling's footprint. This ensures the development remains proportionate and reflective of the character and setting of the property in its open countryside location.
•The Conservation Officer's supportive comments regarding the proposed materiality—specifically the 'nice juxtaposition between the old and new'—have been noted. As such, the material palette for the extensions has been retained.

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

Mr

First Name

Jake

Surname

Boardman

Declaration Date

24/07/2025

☑ 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

⊘ (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

◯ The Applicant
⊘ The Agent

Title

Mr

First Name

Jake

Surname

Boardman

Declaration Date

24/07/2025

☑ 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.

☑ I / We agree to the outlined declaration

Signed

Jake Boardman

Date

24/07/2025