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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
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Web: www.wrexham.gov.uk/planning

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: 19

Suffix:

Property Name:

Address Line 1: Richmond Road

Address Line 2:

Town/city: Wrexham

Postcode: LL12 8AA

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

Easting (x): 333994

Northing (y): 352574

Description:

Applicant Details

Name/Company

Title

Ms

First name

Sarah

Surname

Dutton-Hughes

Company Name

Address

Address line 1

19 Richmond Road

Address line 2

Address line 3

Wrexham

Town/City

Wrexham

Country

Postcode

LL12 8AA

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

Miss

First name

Cathy

Surname

Owen

Company Name

Address

Address line 1

Wrexham

Address line 2

Wrexham

Address line 3

Wrexham

Town/City

Country

United Kingdom

Postcode

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

SINGLE STOREY REAR EXTENSION, FIRST FLOOR SIDE EXTENSION, FIRST FLOOR REAR EXTENSION AND SINGLE STORY FRONT EXTENSION

Reference number

P/2025/0377

Date of decision

23/06/2025

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

A 1m increase to the rear single-storey extension and internal alteration to the garage.

Please state why you wish to make this amendment

The additional 1m will allow the internal layout of the kitchen/dining space to function more effectively by providing adequate circulation space and improved usability for a family household. The increase in depth does not materially alter the external appearance or overall design of the extension, as the height, roof form, materials, and general character have remained unchanged from the approved scheme.

The minor adjustment will not result in any greater impact on neighbouring properties in terms of loss of light, outlook or privacy. The extension remains single storey.

Are you intending to substitute amended plans or drawings?

- [x] Yes
- [ ] No

If yes, please complete the following details

Old plan/drawing numbers

PL02 - Proposed Elevations
PL01 - Proposed Site and Floor Plans

New plan/drawing numbers

PL02 - Proposed Elevations (REV A)
PL01 - Proposed Site and Floor Plans (REV A)

Site Visit

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?

- [ ] Yes
- [x] No

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
- [x] No

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.
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.

- [x] I / We agree to the outlined declaration

Signed

Cathy Owen

Date

29/09/2025