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

Llinell Gymorth: 01978298994
E-bost: planning@wrexham.gov.uk
Gwe: www.wrexham.gov.uk/planning

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

Rosemary Barn

Address Line 1

Road From Cambrian View To Back Station Road

Address Line 2

Bettisfield

Town/city

Whitchurch

Postcode

SY13 2LB

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

Easting (x)

346602

Northing (y)

336063

Description

## Applicant Details

Name/Company

Title

Miss

First name

Amanda

Surname

Hall

Company Name

n/a

## Address

Address line 1

Rosemary Barn

Address line 2

Bettisfield Road

Address line 3

Bettisfield

Town/City

Whitchurch

Country

U

Postcode

SY13 2LB

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

## Contact Details

Primary number

Secondary number

Email address

## Agent Details

Name/Company

Title

Mr

First name

Robert John

Surname

Cartwright

Company Name

CAPS

## Address

Address line 1

Sunnyside,

Address line 2

Hollinwood

Address line 3

Whixall

Town/City

Whitchurch

Country

United Kingdom

Postcode

SY132NL

## Contact Details

Primary number

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

Secondary number

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

Email address

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

## Description of Proposed Works

Please describe the proposed works

Application is for retrospective permission for the replacement of the existing conservatory with a new conservatory with a rubber insulated warm deck flatroof and a new insulated timber frame with cream coloured rendering externally

Has the work already been started without planning permission?

- [x] Yes
- [ ] No

If Yes, please state when the development or work was started (date must be pre-application submission)

11/11/2024

Has the work already been completed without planning permission?

- [x] Yes
- [ ] No

If Yes, please state when the development or work was completed (date must be pre-application submission)

25/07/2025

## 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
- [x] No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- [ ] Yes
- [x] 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
- [x] 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?

- [x] Yes
- [ ] No

(ii) alterations or enlargement to your roof?

- [x] Yes
- [ ] No

(iii) the loss of any trees or hedgerows?

- [ ] Yes
- [x] 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)

- [x] The agent
- [ ] 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

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

First Name

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

Surname

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

Reference

Letter and email

Date (must be pre-application submission)

12/11/2025

Details of the pre-application advice received

Email from Steph Nolf to Amanda Hall
RE: ENF/2025/0217 - ROSEMARY BARN, BETTISFIELD, WHITCHURCH, SY13 2LB
SN
To: missamandahall;
12/11/2025 14:26

Good afternoon

As a follow up to our telephone conversation yesterday. I have advised our business support team of our discussion and the conversation that took place whereby you confirmed the structure was removed and replaced with a new structure of which is deemed as new development. Contrary to the variation of condition submission received to vary the approved materials used within the development.

For your information, P/2025/0829 has now been cancelled and the fee paid of £35 will be refunded.

To reiterate, a household application is required to be submitted to regularise the development. As permitted development rights have been removed, when undertaking the new submission please ensure the relevant box is ticked for exemption of a fee otherwise this will not be notified to the validation team when the new application is submitted.

Thank you

Steph Nolf

Swyddog Gorfodi Cynllunio / Planning Enforcement Officer

Economi a Chynllunio/Economy and Planning

01978 298775

Cyngor Bwrdeistref Sirol Wrecsam, Neuadd y Dref, Wrecsam LL11 1AY
Wrexham County Borough Council, Guildhall, Wrexham LL11 1AY

## 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

Robert John

Surname

Cartwright

Declaration Date

12/11/2025

☑ 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

Robert John

Surname

Cartwright

Declaration Date

12/11/2025

☑ Declaration made

## Declaration

## 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

Robert John Cartwright

Date

13/11/2025