Erection of Two Dwellings

MARFORD GATE, CHESTER ROAD, MARFORD, WREXHAM, LL12 8SF

S73 Application to Amend a Planning Condition

Report dated: 3rd December 2025

EMW Developments Ltd
161 Vale Road
Rhyl
LL18 2PH

Tel: 01745 404044
www.emw-developments.co.uk

Covering Statement

S73 Application to Amend a Planning Condition

Location
MARFORD GATE, CHESTER ROAD, MARFORD, WREXHAM, LL12 8SF

Description of Application
P/2023/0880 - RESERVED MATTERS PERSUANT TO OUTLINE PLANNING PERMISSION P/2020/0724 – ERECTION OF 2 DWELLINGS - (APPEARANCE, LANDSCAPING AND SCALE)

Purpose

This application is made under S73 of the T&CPA 1990 to amend Condition No. 1 of Reserved Matters approval P/2023/0880. The condition wording is as follows:

1. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):

    - Site Plan PL01
    - Floor Plan PL02
    - Floor Plan PL03
    - Elevation Plan PL04
    - Elevation Plan PL05
    - Net Benefit to Biodiversity Plan PL09

The application seeks to vary the elevation design shown in approved drawings PL04 and PL05. The approved drawings will be substituted for PL04 Rev Y and PL05 Rev Y.

Design Changes

There are three design amendments that we are seeking approval for. These are as follows:

- Substitution of ‘Borders Red Split Reconstituted Walling Stone’ for ‘Olde Cheshire Red Multi Facing Brick’ for the masonry facings to the ground floor bay windows on the rear elevations of plots 1 and 2.

- Substitution of ‘Borders Red Split Reconstituted Walling Stone’ for ‘Natural Blue/Grey Walling Slate’ for the masonry facings to the ground floor bay windows and entrance detail on the front elevations of plots 1 and 2.

- Omission of the proposed 1st floor Juliette balconies to the rear-facing bedrooms at plots 1 and 2 and amended design for conventional casement windows.

Rationale for the Amendments



Approved front elevation



Amended front elevation substituting red stone for blue / grey slate on feature bay



Approved rear elevation



Amended rear elevation substituting red stone for facing brick on feature bay and omission of the 1st floor Juliet balcony and folding doors

The blue/grey slate offers a high-quality contrast to the surrounding brickwork, effectively creating a focal point for the front entrance and bay windows. For the rear elevation, utilising the Cheshire red brick consistently across the ground floor provides greater façade harmony.

With regard to the 1st floor rear bedroom Juliet balcony and full height folding doors, due to structural and building regulation constraints (specifically achieving U-values with a large expanse of glazing), the proposed full-height folding doors are not feasible with the required slender frame profiles used elsewhere in the building. A thick 450mm deep transom above the doors would be necessary to support the glazing weight above, which would not be visually appealing. Omitting the full-height doors and using standard glazing will maintain a consistent, slender frame profile across the entire elevation, matching the design of the windows on the opposite gable.

This application is supported by a revised Materials Sheet, which supersedes the materials previously approved under application P/2025/0571 on 27/08/2025. Approval of this variation means a separate materials discharge application is not required.

-- End of Document --