Llywodraeth Cymru
Welsh Government

Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990

If printed, please complete using BLOCK CAPITALS and BLACK ink.

1. Applicant Name and Address

Title:	Mr	First name:	Robert		
Last name:	Gates				
Company (optional):					
Unit:		House number:		House suffix:	
House name:	Abbey Field				
Address 1:	Ellesmere Road				
Address 2:	Bronington				
Address 3:					
Town:	Whitchurch				
County:					
Country:					
Postcode:	SY13 3HX				

2. Agent Name and Address

Title:		First name:	N/A		
Last name:					
Company (optional):					
Unit:		House number:		House suffix:	
House name:					
Address 1:					
Address 2:					
Address 3:					
Town:					
County:					
Country:					
Postcode:					

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Mae'r ddogfen hon ar gael yn Gymraeg hefyd / This document is also available in Welsh
Rydym yn croesawu gohebiaeth a galwadau ffôn yn Gymraeg / We welcome correspondence and telephone calls in Welsh

3. Description of Proposed Works

Please describe the proposed works:

I propose to build an A frame annex as an ancillary accommodation in relation to the main property. Since my wife died of cancer almost three years ago I realise that I no longer require such a big house (I currently live on the site next door to the proposed development at Stimmey Farm).

Abbey Field is owned by myself and I rent it out. The development will take place on an area of garden that is not rented out to the current tenants of Abbey Field. It is behind two sets of double garages and an existing fence which we propose to increase in height with the use of trellis. It is surrounded by natural hedging currently already eight feet high (hawthorn, oak, quickthorn etc).Apart from Abbey Field and Stimmey Farm no other property in the courtyard can see the proposed annex. There is a very large existing concrete pad which had a building on it, since removed.

I do not wish to leave the site as I have a strong attachment to the area as I have lived here for almost twenty years and in fact developed Stimmey Farm and outbuildings to form the current four properties.

The current lane to the A495 is of an extremely good standard and there has never been any issue with ingress or egress to the current properties. There is more than adequate space to provide parking facilities for this build. There is some visibility from Nook lane but that is very limited due to its distance and is heavily obscured by the current landscaping.

The Build is to be carried out to fit in with the rural area with highest quality natural materials. The intention is to be as eco-friendly as possible with solar panels and rain water harvesting in use and a high use of insulation above current building regulations.

All services, including water and waste are already in place so there will be no need to cause disruption to neighbours for these. All building works will be carried out, out of sight to the rest of the courtyard with minimum disruption. Existing driveways and access will be sufficient for deliverys.

Has the work already started? Yes ☐ No ☑

If Yes, please state when the work was started (DD/MM/YYYY):
(Date must be pre-application submission)

Has the work already been completed? Yes ☐ No ☑

If Yes, please state when the work was completed (DD/MM/YYYY):
(Date must be pre-application submission)

4. Site Details

Please provide the full postal address of the application site.

Unit:		House number:		House suffix:	

House name:	Abbey Field
Address 1:	Ellesmere Road
Address 2:	Bronington
Address 3:	
Town:	Whitchurch
County:	
Postcode: (optional)	SY13 3HX

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”.

Easting:		Northing:	

Description:

5. 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, extinguishments 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.

Description:

Please see site plan for footpath which will not be altered or hindered in any way before during or after construction.

6. 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).

Please tick if the full contact details are not known, and then complete as much possible: ☐

Officer name:

Reference:

Date (DD/MM/YYYY): (must be pre-application submission)

Details of the pre-application advice received:

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7. 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 hedges? 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.

8. Parking

Will the proposed works affect existing car parking arrangements? Yes ☐ No ☑

If Yes, please describe:

9. Authority Employee/Member

With respect to the Authority, I am:

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 ☑

If Yes, please provide details of the name, relationship and role:

10. 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. All tree surveys should accord with BS5837.

11. Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

Certificate of Ownership – Certificate A
Town and Country Planning (Development Management Procedure) (Wales) Order 2012

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 7 years left to run*) of any part of the land or building to which the application relates.

Signed – Applicant:	Robert Gates
Or signed – Agent:	
Date (DD/MM/YYYY):	02/02/2026

Certificate of Ownership – Certificate B
Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

Signed – Applicant:	
Or signed – Agent:	
Date (DD/MM/YYYY):	

Certificate of Ownership – Certificate C
Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/The applicant certifies that:

- Neither Certificate A or B can be issued for this application.
- All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building, or of a part of it, but I have/the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed – Applicant:

Or signed – Agent:

Date (DD/MM/YYYY):

11. Ownership Certificates (continued)

Certificate of Ownership – Certificate D
Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/The applicant certifies that:

- Certificate A cannot be issued for this application.
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which this application relates, but I have/the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):	On the following date (which must not be earlier than 21 days before the date of the application):

Signed – Applicant:	
Or signed – Agent:	
Date (DD/MM/YYYY):	

12. Agricultural Holdings

Agricultural Holding Certificate
Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural Land Declaration – You Must Complete Either A or B.

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed – Applicant:	Robert Gates
Or signed – Agent:	
Date (DD/MM/YYYY):	02/02/2026

(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:

Name of Tenant	Address	Date Notice Served

Signed – Applicant:	
Or signed – Agent:	
Date (DD/MM/YYYY):	

13. Planning Application Requirements – Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Applications for planning permission in Wales must be accompanied by certain additional supporting documents if they exceed certain thresholds. For detailed information please refer to Welsh Government Circular WGC 002/2012. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form.	☐
The original and 3 copies of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North.	☐
The original and 3 copies of a design and access statement where proposed work falls within a World Heritage Site.	☐
The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application.	☐
The correct fee.	☐
The original and 3 copies of the completed, dated Ownership Certificate (A, B, C or D – as applicable).	☐
The original and 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings).	☐

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14. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them.

Signed – Applicant:	Robert Gates
Or signed – Agent:	
Date (DD/MM/YYYY): (date cannot be pre-application)	19/01/2026

15. Applicant Contact Details

Telephone numbers:

Country code: National number: Extension number:

[redacted]

Country code:

[redacted]

Email address (optional):

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16. Agent Contact Details

Telephone numbers:

Country code: National number: Extension number:

Country code: Mobile number (optional):

Email address (optional):

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17. 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*)

Agent ☐ Applicant ☑ Other (if different from the agent/applicant's details) ☐

If Other has been selected, please provide:

Contact name: Telephone number:

Email address: