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

Sunnyside

Address Line 1

Wrexham Road

Address Line 2

Holt

Town/city

Wrexham

Postcode

LL13 9YU

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

Easting (x)

340752

Northing (y)

353537

Description

Applicant Details

Name/Company

Title

Care of Agent

First name

Care of Agent (see cover letter)

Surname

Care of Agent (see cover letter)

Company Name

Address

Address line 1

Care of Agent (see cover letter)

Address line 2

Care of Agent

Address line 3

Care of Agent

Town/City

Care of Agent

Country

Care of Agent

Postcode

CARE OF AGENT

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Title

Miss

First name

Charlotte

Surname

Topham

Company Name

Address

Address line 1

289 Park Lane

Address line 2

Address line 3

Town/City

Macclesfield

Country

United Kingdom

Postcode

SK11 8AE

Contact Details

Primary number

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

Secondary number

Email address

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

Description of Proposed Works

Please describe the proposed works

A two storey extension to the rear of an existing detached house. An oak style porch added to the front of the property, improving the visual appearance from the street. Render applied to brickwork in order to cover/ protect damaged sections in keeping with the neighbouring property and others on the street. The existing garage (<115 m cubed) to be demolished and replaced with a lean-to structure to the side, well finished in keeping with the rest of the property. Front garden wall and entrance gates to be replaced, with landscaping to the front of the house. All existing windows are rotten and need completely replacing. There is an existing apple tree which is rotten within the trunk and is to be removed (please see ecology reports).

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?

- [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

ENQ/2025/0342

Date (must be pre-application submission)

09/12/2025

Details of the pre-application advice received

We were advised that the proposed rear extension would be largely obscured from view from Wrexham Road, though visible from Castlegate. The planning officer stated that due to the existing relationship between properties the proposal would be unlikely to cause a materially harmful loss of light or privacy to neighboring properties. The planning officer did advise that the extension be reduced in depth. Since receiving this advice the proposal has been reduced in depth by 21.2 sqm prior to this formal submission.

We were also advised to obtain the following reports, which form part of this submission.
- Net Benefit for Biodiversity
- Green Infrastructure Statement & Biodiversity Enhancement Scheme
- Preliminary Ecological Appraisal

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

Miss

First Name

Charlotte

Surname

Topham

Declaration Date

21/03/2026

☑ 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

- [x] (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
- [x] The Agent

Title

Miss

First Name

Charlotte

Surname

Topham

Declaration Date

21/03/2026

- [x] 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.

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

Signed

Charlotte Topham

Date

24/03/2026