NON MATERIAL AMENDMENT TO PLANNING PERMISSION ALREADY ATTAINED

Site Address :	2 Mareilian Avenue, Marford, Wrexham, LL12 8LL
Planning Application ref :	P/2025/0583, dated, 27 July 2025
Appeal reference :	CAS-04616-Z3K9S9 Passed on Appeal dated 17/123/2025.
Plan ref no:	3697-25

I refer to the above named planning permission.
After seeking expert advice on the layout of an annex to accommodate elderly persons, including an on site visit, and looking at the plans already passed, I now wish too apply for a Non Material Amendment
They were very positive about both the site and the plans that have been passed, but felt that a few minor alterations would make the final outcome even more positive.

1. It was pointed out that in an ideal situation, to have 2 toilet & sink options was a really positive ideal. They noted that looking to the future and any possible mobility issues with one or both elderly occupants , situations could arise whereby more than one toilet might be needed swiftly. In creating the separate W/C room, if the shower room was in occupation for any length of time, then an alternative toilet room would be most useful.The plan of the amendments shows the introduction of this w/c, and although it reduces the space in the sitting room to a degree, it was felt that it was well worth the sacrifice. Also seeing as the existing foul water pipe is situated up on the west side of the building, extending it would be an easy option.

In including this w/c room, account has been taken of the RSJ that is situated down the middle of the ceiling , which supports the ceiling joists mid span. Any window would be situated directly under the support for this RSJ , so I have decided not to install a window, but to install a high-flow, 100d centrifugal extractor fan for moisture/odour, paired with a 10mm door gap for air intake.Lighting will be bright , high lumen LED recessed spotlights, which will switch on when the door is opened, as will the extractor fan. The fan will have a min 20mns over run after the door is shut.

2. In creating this extra w/c, it was felt that the door from the hall into the shower room was no longer required, giving more space within the shower room itself, which might again prove useful to the occupants, particularly if mobility was an issue.
3. Finally, it was felt that access to the rear of the property via the side door on the west side of the property would be a little difficult say for a wheelchair user as the walkway along the west side is only just over a meter wide, whereas if the door was positioned in the north side (rear) of the property, sited in the middle of the utility as shown on the amendment plan, then that would be the ideal position for anybody with mobility issues, as it would be nearly a straight route from the kitchen, through the utility and out into the rear space via a ramp which could be more easily sighted there as the rear of the property is considerably wider.

The Amendment plan shows how these amendments could be achieved with very little alterations. In fact the interior stud walls would be considerably reduced with this scheme. Also regarding the outside features of the property, little would change. The drawing 3697-25 shows just one door on the west side, and one small window on the north side of the property. The amended plan would then show no door at all on the west side, as it would now be on the north side. The outside door will be UPVC, and will have a glass window that can be opened,(as per barn door arrangement) Externally, the re positioning of the door would be the only visible alteration, and the small window in the utility room will no longer be required, and seeing as we have erected a 1.8m close boarded fence encompassing the full extent of the annex along the northern boundary, as per the conditions stated in the Appeal Decision, then there would be no increased visible impact on the neighbours..
The experts who came to see the site did remark that these amendments to the original plan, though small in nature, would, going forward, be of significant importance should mobility issues for the occupants become apparent, and would noticeably enhance their quality of life.
Thus I trust that these small amendments can be considered under the Non-Material Amendment policy, and that hopefully a positive approval of these amendments will be granted.

[redacted]

Kind Regards