Y Gwasanaeth Cynllunio
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Neuadd Y Dref, Wrecsam, LL11 1AY

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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

2 Yew Tree Close

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)

340734

Northing (y)

353617

Description

Applicant Details

Name/Company

Title

First name

James

Surname

Rees

Company Name

Address

Address line 1

2 yew tree close

Address line 2

Wrexham Road

Address line 3

Town/City

Holt

Country

United Kingdom

Postcode

LL139YU

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Applicant Contact Details

Primary number

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

Secondary number

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

Email address

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

Description of Proposed Works

Please describe the proposed works

Proposed Works:
The proposed works comprise the replacement of the existing windows, external doors and fascia boards with new PVCu units. The existing patio door will be replaced with an aluminium bi folding door, and the front and rear doors will be replaced with composite doors.
Existing Condition:
The original windows, doors and fascia boards are over 28 years old and, despite regular maintenance, are no longer fit for purpose. In places the timber is rotten and warped, and the windows and doors are draughty and no longer energy efficient.

Design and Appearance
The proposed replacements have been designed to closely match the original timber units in appearance and colour (rosewood), providing a durable, low maintenance solution. The works will support the long term sustainability of the building by reducing the risk of further deterioration, whilst retaining a traditional appearance.

Energy Efficiency and Sustainability
PVCu units provide improved thermal performance, helping to reduce heat loss and lowering energy consumption and associated carbon emissions. This aligns with national and local sustainability objectives to reduce household energy use.

Conservation Area Context:
Although the property is within the conservation area, it is set back and is not readily visible from the road. A number of neighbouring properties also have PVCu windows. Similar applications for replacement PVCu windows and doors have previously been approved within the Holt Conservation Area, demonstrating that sensitively designed replacements can be compatible with conservation objectives.

Article 4 Direction:
We acknowledge the presence of an Article 4 Direction and have therefore submitted this application. The proposed works do not involve any structural alterations and are intended to improve the property's energy performance while preserving its visual character.

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?

◯ 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)

◯ The agent
⊘ The applicant
◯ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

◯ Yes
⊘ No

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?

- [x] 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

- [x] The Applicant
- [ ] The Agent

Title

Mr

First Name

James

Surname

Rees

Declaration Date

08/05/2026

- [x] 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

- [x] The Applicant
- [ ] The Agent

Title

Mr

First Name

James

Surname

Rees

Declaration Date

08/05/2026

☑ 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.

☑ I / We agree to the outlined declaration

Signed

James Rees

Date

09/05/2026