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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

Application for non-material amendment following a grant of planning permission

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

Land Adjacent To 19

Address Line 1

Church Street

Address Line 2

Rhosllanerchrugog

Town/city

Wrexham

Postcode

LL14 2BN

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

Easting (x)

329174

Northing (y)

346197

Description

Applicant Details

Name/Company

Title

[redacted]

First name

[redacted]

Surname

[redacted]

Company Name

[redacted]

Address

Address line 1

[redacted]

Address line 2

[redacted]

Address line 3

[redacted]

Town/City

[redacted]

Country

Postcode

[redacted]

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

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

Secondary number

Email address

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

Agent Details

Name/Company

Title

Mr

First name

Glyn

Surname

Roberts

Company Name

Building Design Solutions

Address

Address line 1

Westfield

Address line 2

Gamford Lane

Address line 3

Rossett

Town/City

Wrexham

Country

Postcode

LL12 0EW

Contact Details

Primary number

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

Secondary number

Email address

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

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- [x] Yes
- [ ] No

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter, including the application reference number and date of decision in the sections below

Detached dwelling on land adjacent to 19 Church Street Rhos Wrexham LL14 2BN

Reference number

RHO P/2023/0679

Date of decision

21/02/2024

For the purpose of calculating fees, which of the following best describes the original application type?

◯ **Householder development:** Development to an existing dwelling-house or development within its curtilage
⊘ **Other:** anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Removal of front entrance porch from the front and repositioning of doorway to the side

Please state why you wish to make this amendment

1 - To achieve a satisfactory wheelchair access gradient leading to the main entrance
2 - To comply with the SAB requirement of a 9 metre distance from house to boundary at the rear.

Note - there are no windows or doors in the side of the adjacent property facing the proposed repositioned doorway

Are you intending to substitute amended plans or drawings?

⊘ Yes
◯ No

If yes, please complete the following details

Old plan/drawing numbers

03

New plan/drawing numbers

07

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?

- [ ] Yes
- [x] 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
- [x] No

Declaration

I/We hereby apply for Non-Material Amendment 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

Glyn Roberts

Date

03/06/2026