PlanningPortal

Mewn Partneriaeth â **Llywodraeth Cymru**
In Partnership with **Welsh Government**

Householder Application for Planning Permission for works or extension to a dwelling and listed building consent

Town and Country Planning Act 1990; Historic Environment (Wales) Act 2023

This form is specifically designed to be printed and completed offline.
Please complete this form in block capitals using black ink to facilitate scanning.
You are advised to read the accompanying guidance notes and per-question help text.
If you would rather make this application online, you can do so on our website: https://planningportal.wales

Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Welsh Government for the sole purpose of submitting information to the Local Planning Authority in accordance with the legislation detailed on this form and other relevant items of primary and subordinate legislation.

Please be aware that once you have downloaded this form, Planning Portal will have no access to the form of the data you enter into it. Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to the Local Planning Authority in agreement with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application.
Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

Local Planning Authority details:

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

wrexham COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL wrecsam

Planning Service
Wrexham County Borough Council
Guildhall, Wrexham. LL11 1AY

Telephone: 01978298994
E-mail: planning@wrexham.gov.uk
Web: www.wrexham.gov.uk/planning

Publication on Local Planning Authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website.
Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information.
If you require any further clarification, please contact the Local Planning Authority directly.

1. Applicant Name and Address

Title:	MR
First name:	MARTIN
Last name:	BOAKES
Company (optional):	
Unit:	
House number:	14
House suffix:	
House name:	ST MARY'S HOUSE
Address 1:	HIGH STREET
Address 2:	OVERTON
Address 3:	
Town:	WREXHAM
County:	
Country:	WALES
Postcode:	LL13 0ED

2. Agent Name and Address

Title:	MR
First name:	BRIAN
Last name:	HEELEY
Company (optional):	HEELEYS
Unit:	
House number:	21
House suffix:	
House name:	
Address 1:	DOCTORS MEADOW
Address 2:	RUYTON XI TOWNS
Address 3:	
Town:	SHREWSBURY
County:	SHROPSHIRE
Country:	ENGLAND
Postcode:	SY4 1LX

3. Description of Proposed Works

Please describe the proposed works:

REPLACEMENT OF 21 NO. WINDOWS AND 2 NO. DOORS TO AN EXISTING LISTED HOUSE, LOCATED IN AN AREA SUBJECT TO AN ARTICLE 4 DIRECTION

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: 14 House suffix:

House name: ST MARY'S HOUSE

Address 1: HIGH STREET

Address 2: OVERTON

Town: WREXHAM

County:

Postcode (optional): LL13 0ED

If you cannot provide a postcode, the description of site location must e 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. Pre-application Advice

Has pre-application advice been sought from the local 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 as possible: ☐

Officer name:

Reference:

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

Details of pre-application advice received?

6. 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.

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. Listed Building Details

Please state the grading (if known) of the building in the list of Buildings of Special Architectural or Historic interest? (Note: only one box must be ticked)

Grade I ☐

Grade II* ☐

Grade II ☒

Have you applied for a certificate from the Welsh Ministers stating that they do not intend to list the building?

☐ Yes ☒ No ☐ Don't know

If Yes, please provide the result of the application:

9. Demolition

Does the proposal include the partial or total demolition of a listed building? ☐ Yes ☒ No

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building: ☐ Yes ☐ No

b) Demolition of a building within the curtilage of the listed building: ☐ Yes ☐ No

c) Demolition of a part of the listed building: ☐ Yes ☐ No

If the answer to c) is Yes:

i) What is the total volume of the listed building?(cubic metres)	
ii) What is the volume of the part to be demolished?(cubic metres)	
iii) What was the (approximate) date of the erection of the part to be removed? (MM/YYYY) (date must be pre-application submission)	

Please provide a brief description of the building or part of the building you are proposing to demolish:

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

10. Listed Building Alterations

Do the proposed works include alterations to a listed building? ☒ Yes ☐ No

If Yes, do the proposed works include: (you must answer each of the questions)

a) Works to the interior of the building? ☐ Yes ☒ No

b) Works to the exterior of the building? ☒ Yes ☐ No

c) Works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? ☐ Yes ☒ No

If the answer to any of these questions is Yes, please provide plans, drawings, photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support and state references for the plan(s)/drawing(s):

SEE ATTACHED DRAWINGS

11. 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.

12. Parking

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

If Yes, please describe:

13. 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

14. 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
Certificate under Town and Country Planning (Development Management Procedure) (Wales) Order 2012
& Listed Buildings and Conservation Areas (Procedure and Interest Rate) (Wales) Regulations 2024

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:	Or signed - Agent:	Date (DD/MM/YYYY):
	[redacted]	03/08/2026

Certificate Of Ownership - Certificate B
Certificate under the Town and Country Planning (Development Management Procedure) (Wales) Order 2012
& Listed Buildings and Conservation Areas (Procedure and Interest Rate) (Wales) Regulations 2024

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
Certificate under the Town and Country Planning (Development Management Procedure) (Wales) Order 2012
& Listed Buildings and Conservation Areas (Procedure and Interest Rate) (Wales) Regulations 2024

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 seven years left to run) of any part of the land or building to which this application relates, but I have/the applicant has been unable to do so.

The steps taken were:

I have/the applicant has given the requisite notice to the persons specified below being persons who, on the day 21 days before the date of this application, were owners of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the locality of the land or building to which the application relates):	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):

14. Ownership Certificates (continued)

Certificate Of Ownership - Certificate D
Certificate under the Town and Country Planning (Development Management Procedure) (Wales) Order 2012
& Listed Buildings and Conservation Areas (Procedure and Interest Rate) (Wales) Regulations 2024

I certify/ The applicant certifies that:

- Certificate A, B or C 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 seven years left to run) of any part of the land or building 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 locality of the land or building to which the application relates):	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):

15. 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:	Or signed - Agent:	Date (DD/MM/YYYY):
	[redacted]	03/08/2026

(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):

16. 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 design and access statement where proposed works fall within a World Heritage Site		The original and 3 copies of a completed Heritage Impact Statement:	☒
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 other plans and drawings or information necessary to describe the subject of the application:	☒	The correct fee: [redacted]	☒
				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):	☒

17. 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:

Or signed - Agent: [redacted]

Date (DD/MM/YYYY): 03/08/2026 (date cannot be pre-application)

18. Applicant Contact Details

Telephone numbers

Country code: | National number: | Extension number:

Country code: | Mobile number (optional): [redacted]

Email address (optional): [redacted]

19. Agent Contact Details

Telephone numbers

Country code: | National number: [redacted] | Extension number:

Country code: | Mobile number (optional):

Email address (optional): [redacted]

20. 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: