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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: 62

Suffix:

Property Name: Lyndon House

Address Line 1: Wynnstay Lane

Address Line 2: Marford

Town/city: Wrexham

Postcode: LL12 8LH

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

Easting (x): 336187

Northing (y): 354776

Description:

Applicant Details

Name/Company

Title

Mr

First name

Derfel

Surname

Owen

Company Name

Address

Address line 1

62 Lyndon House Wynnstay Lane

Address line 2

Marford

Address line 3

Wrexham

Town/City

Wrexham

Country

GB

Postcode

LL12 8LH

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Applicant 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

DEMOLITION OF EXISTING CAR PORT, TWO-STOREY EXTENSION TO SIDE AND REAR AND ERECTION OF TWO BAY GARAGE WITH HOME OFFICE OVER

Reference number

P/2018/1088

Date of decision

31/12/2018

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

- [x] **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

The proposed amendment seeks to change the design of the previously approved two-storey detached garage to a single-storey oak-framed garage. The revised design significantly reduces the overall height of the structure, resulting in a building that is more proportionate to its setting and has a reduced visual impact when viewed from the surrounding area. The revised elevations and roof design are shown on the submitted drawings.

The proposed oak-framed garage will continue to provide vehicle storage while also incorporating a small gym/home office and WC within the rear section of the building. These ancillary facilities are intended to support modern home-working and recreational requirements and will remain incidental to the primary residential use of the dwelling.

The reduction from a two-storey to a single-storey structure results in a more sympathetic and less prominent form of development, whilst maintaining the functionality of the approved scheme. The proposal does not increase the building footprint and is considered to represent an enhancement to the previously approved design through the use of traditional oak-framed construction and a reduced overall building scale. As such, the revised proposal is not expected to adversely affect the character of the site, neighbours, or the surrounding area.

The existing garage base, which was constructed and approved as part of the original planning permission, has already been completed on site and remains in situ. The revised proposal has been specifically designed to utilise this existing foundation, thereby avoiding the need for additional excavation, construction activities, or new ground disturbance.

Please state why you wish to make this amendment

We wish to make this amendment as our requirements have changed since the original planning permission was granted. We feel the oak framed design will compliment the character and appearance of the existing property.

Are you intending to substitute amended plans or drawings?

- [x] Yes
- [ ] No

If yes, please complete the following details

Old plan/drawing numbers

L(2)04 Dated:15.11.2018

New plan/drawing numbers

CustomerDrawings0907-001
CustomerDrawings0907-002

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)

- [ ] The agent
- [x] 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

P/2018/1088

Date (must be pre-application submission)

03/09/2026

Details of the pre-application advice received

Ellie Jones arranged for the Duty Officer, Lauren, to contact us to discuss the proposed amendments. Following a review of the information provided, the Duty Officer advised that the proposed changes appeared to be relatively straightforward in nature.

On this basis, we were advised to submit a Non-Material Amendment (NMA) application via the planning portal, together with the revised garage drawings.

Acting on this advice, we have prepared and submitted the Non-Material Amendment application, supported by the updated garage plans, for the Local Planning Authority's consideration and determination.

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

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.

☑ I / We agree to the outlined declaration

Signed

Derfel Owen

Date

07/09/2026