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

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: 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 ******

## Description of Proposed Works

Please describe the proposed works

Erection of a single-storey detached oak-framed garage incorporating a home office and WC, constructed on the footprint of the existing garage base. The proposal supersedes and replaces the previously approved two-storey garage development granted under planning reference P/2018/1088.

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?

- [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/2026/0582

Date (must be pre-application submission)

22/09/2026

Details of the pre-application advice received

The following email was sent by Sarah Stuba on 22 September 2026

"Hi Derfel

Further to my earlier email, having reviewed the original 2018 approval further it would appear that reference was made in the application description to the garage having a ‘home office over’. In this situation, applying for a S73 (variation of condition) application for a single-storey garage would conflict with the original description of development. Case law indicates that it is not possible to grant a S73 approval that would conflict with the original approval.

Please therefore disregard my previous advice and instead apply for the garage under a standard householder planning application.

Please accept my apologies for the confusion.

Regards

Sarah."

## 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?

⊘ 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

⊘ The Applicant
◯ The Agent

Title

Mr

First Name

Derfel

Surname

Owen

Declaration Date

04/10/2026

☑ 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

⊘ (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

⊘ The Applicant

◯ The Agent

Title

Mr

First Name

Derfel

Surname

Owen

Declaration Date

04/10/2026

☑ 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

Derfel Owen

Date

04/10/2026