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# 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

Mill House

Address Line 1

Manor Lane

Address Line 2

Rossett

Town/city

Wrexham

Postcode

LL12 0HL

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

Easting (x)

336659

Northing (y)

356950

Description

## Applicant Details

### Name/Company

Title

MR

First name

Andrew

Surname

Phillips

Company Name

## Address

Address line 1

The Mill House

Address line 2

Manor Lane

Address line 3

Rossett

Town/City

Country

GB

Postcode

LL12OHL

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

ALTERATIONS AND FIRST FLOOR SIDE EXTENSION TO EXISTING DWELLING
AT THE MILL HOUSE, MANOR LANE, ROSSETT, WREXHAM LL12 0HL
IN ORDER TO PROVIDE MORE SUSTAINABLE AND FLOOD RESISTANT
RESIDENTIAL ACCOMMODATION FOR THE OCCUPANTS, INCLUDING
ALTERATION TO WINDOWS AND DOORS

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

ENQ/2025/0192

Date (must be pre-application submission)

29/07/2025

Details of the pre-application advice received

The initial scheme involved demolition of the dwelling and reconstruction. This was considered inappropriate having regard to the proximity of the Rossett Conservation Area and other structures of historic interest and the LPA Conservation Officer requested the applicant to reconsider the retention of the existing dwelling.
A revised scheme envisaged retention of the existing main building envelope with a modest first floor extension and alterations to external doors and windows. The Conservation Officer considered this an improvement and asked for the applicant to review specific elements of the design in order to maintain a greater degree of the original design and a stronger symmetrical treatment to the formal garden-facing elevation.
The third scheme included a number of detailed alterations to the external building modifications which retained a significant number of the original architectural features, particularly in terms of windows and doors. The LPA found this to be acceptable.
"A further positive step, we welcome that our previous feedback has been taken on board and a more restrained approach to the garden facing elevation has been incorporated, retaining the historic detailing and overall proportions." (21.09.2026)
On 24 September 2026 planning officer, Tyler Fox, also confirmed that a Householder planning application was the appropriate form for the current amended application proposals.

## 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

Andrew

Surname

Phillips

Declaration Date

20/10/2026

☑ 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

- [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

Andrew

Surname

Phillips

Declaration Date

20/10/2026

- [x] 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.

- [x] I / We agree to the outlined declaration

Signed

Andrew Phillips

Date

20/10/2026