



Southern Planning Committee

Updates

Date: Wednesday, 13th July, 2011
Time: 2.00 pm
Venue: Council Chamber, Municipal Buildings, Earle Street, Crewe
CW1 2BJ

The information on the following pages was received following publication of the committee agenda.

Updates (Pages 1 - 4)

Please contact Julie Zientek on 01270 686466
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SOUTHERN PLANNING COMMITTEE UPDATES

13 July 2011

APPLICATION NO: 11/0319N

PROPOSAL: Erection of retirement Living Housing for the Elderly, Communal Facilities, Landscaping and Car Parking

ADDRESS: Land to the rear of 33 – 45 Mill Green, Congleton

Amended plan

A plan has been submitted to ensure that an appropriate turning area can be accommodated within the site, while maintaining the current provision of 19 spaces.

Given that this is a minor change with no additional implications there is no change to the recommendation.

APPLICATION NO: 11/1359N

PROPOSAL: Two Storey Side Extension, Ground Floor Garage and Utility, First Floor Bed with Ensuite and the Existing Garage to be Converted to Playroom/Store and single storey rear extension

ADDRESS: 8, CHIDLOW CLOSE, HOUGH, CW2 5RE

APPLICANT: Mr E Potts

PARISH COUNCIL

Amended comments received on the 5th July 2011. Stating that the Hough and Cholton Parish Council considered the amended plans and state that the views of the Council remain unchanged.

REPRESENTATIONS

A letter of support has been received from an anonymous Chidlow Close resident. The letter states that the majority of the Chidlow Close residents do not oppose the extension of 8 Chidlow Close, Hough.

Further objections have been raised by the occupants of 9 Chidlow Close, the main issues raised are;

- Loss of car parking space to No.9 due to development on shared driveway,
- Breach in the 45 degree code from the front elevation of No.9, affecting light reaching No.9,
- Additional window to the rear will overlook No.9's conservatory and garden reducing their privacy and light,
- No access will be given to land of No.9 therefore maintaining the extension will be difficult, therefore property will come into disrepair impacting on the streetscene and creating a dangerous environment
- Question how permission can be given for an extension on a shared driveway,
- Over development of the site,
- Loss of soft landscaping to create car parking to the front will create a loss of rural habitat and altering the streetscene

OFFICER COMMENT

As the amended plans were received prior to writing the original report most of the above comments have been addressed within the main committee report. It is noted that the Parish Council considered their original comments remain unchanged and therefore this has been addressed in the original report.

As explained within the report whilst it is agreed that the 45 degree code is slightly breached by the proposed extension it is such a minor breach that it would not substantiate a significantly detrimental impact on the neighbouring property, and therefore would not be sufficient to warrant refusing the proposal on these grounds.

Furthermore the addition of a first floor window on the rear elevation of the property which will serve a bathroom, it is recommended to add a condition to the permission

to ensure this window is obscure glazed and therefore will reduce any perceived overlooking from this window into the adjacent neighbours garden/conservatory.

The issues raised above with relation to the ability to grant permission for an extension on a shared access, have been addressed in the main report. The applicant has signed certificate of ownership A which states that all the land within the red edge is in his ownership and therefore any issue of ownership becomes a civil matter and not a material planning consideration.

It is therefore considered that all the issues raised have been addressed and it is considered that the proposed development is in line with the relevant planning policy.

RECOMMENDATION

Officers recommendation to stand, **Approve with conditions** with the alteration to condition 3 to include obscure glazing to the rear first floor window.

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