

Northern Planning Committee

Update

Date: Wednesday, 11th January, 2017
Time: 10.00 am
Venue: The Capesthorne Room - Town Hall, Macclesfield SK10 1EA

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

10. **Planning Update** (Pages 3 - 4)

Please contact Sarah Baxter on 01270 686462
E-Mail: sarah.baxter@cheshireeast.gov.uk with any apologies, requests for further information or to arrange to speak at the meeting

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Northern Planning Committee 11th January 2017

UPDATE TO AGENDA

APPLICATION No.

16/4749C – Resubmission of application 15/3586C - Single building with 4no. one bedroom flats

LOCATION

Land Off Spring Street, Congleton

UPDATE PREPARED

6th January 2017

APPRAISAL

Social Role

Amenity

The proposed development would also be located approximately 14.4 metres away from Lawton House Surgery. Within the relevant elevation of the proposed development facing this neighbouring unit, all the openings proposed would serve as the sole windows to principal rooms. Within the relevant side elevation of the doctor's surgery are 6 windows to clinical rooms.

Given that the surgery is single-storey and because the impacted surgery windows are obscurely glazed, it is not considered that either the occupiers of the surgery or the future occupiers of the dwellings would be detrimentally impacted by the proposal with regards to privacy, light or visual intrusion. The Planning Inspector on the recently dismissed appeal agreed with this conclusion.

However, it should be noted that there is currently a live application being considered by the Council (16/5583C) for an extension to the doctor's surgery that will bring the proposed development to within 5 metres of the extended doctor's surgery. A previous application (15/5522C) at the surgery was refused due to a loss of car parking. The determination or recommendation of this re-submission is yet to be made.

The proposed northern elevation of the proposed extension sought by the doctors' surgery would be single-storey and comprise of 4 windows. These would serve consulting and treatment rooms.

Given that the proposed extension to the doctors surgery would be single storey only, subject to the provision of appropriate boundary treatment and obscure glazing to these windows, if approved, the occupiers of both units, would not be significantly impacted by the proposal with regards to loss of light, visual intrusion, loss of privacy or environmental disturbance, even if this adjacent application is approved.

RECOMMENDATION

No change