

NORTHERN PLANNING COMMITTEE – 13 February 2013

UPDATE TO AGENDA

APPLICATION NO: 12/4108M

LOCATION 43a Mobberley Road, Knutsford

UPDATE PREPARED 11 February 2012

REPRESENTATIONS

Letter of objection received from 49 Mobberley Road on the following grounds:-

- Consultation/ procedural issues
- Highway safety
- Loss of light/ amenity issues

OFFICER APPRAISAL

The consultation was carried out in accordance with statutory requirements and any procedural issues of this nature are not a matter for consideration in the determination of the application.

In response to the comments regarding amenity and highway safety, these issues have been looked at in the Committee Report. To summarise, the proposals relate to a replacement dwelling which would have one additional bedroom when compared to the existing dwelling. It is not considered that this replacement would generate additional demand for car parking which would have a significant adverse impact upon highway safety.

Turning to the amenity issues and the impact of the property on 49 Mobberley Road, the property would not result in a loss of light for this property as the new dwelling would be in excess of 22m away and over 21m from the nearest neighbour – this distance would negate any impact in respect of overlooking or overshadowing.

At the time of the committee site visit, questions were asked regarding access arrangements during the construction period given that there is currently no vehicular access into the site. Whilst this is not a matter for consideration in terms of the acceptability of the proposals, it is considered appropriate to impose a condition requiring the applicant to provide details of this within a construction method statement. This will help ensure the development is

constructed with minimum disruption to the local highway network and also enable trees within the conservation area to be adequately safeguarded.

CONCLUSION

The proposals represent an acceptable form of development and do not raise any issues in respect of amenity, highway safety, conservation area, design or in any other way.

RECOMMENDATION: APPROVAL as per recommendation in Committee Report with the addition of a condition requiring the submission of a construction method statement.

Condition 11: Construction Method Statement to be approved prior to commencement of development.