

APPLICATION NO: 13/3525C

PROPOSAL: Proposed first floor extension over existing single storey section of dwelling

ADDRESS: 39, White Park Close, Middlewich, Middlewich, Cheshire, CW10 9GB

APPLICANT: Mr S McGrory

REPRESENTATIONS

Letters of objection have been received from the occupiers of 41 and 37 White Park Close. The following issues have been raised,

- The proposal will extend the property to a 6 bedroom dwelling and there is currently only two parking spaces which may not be adequate,
- Issue with the application being considered at the Southern Planning Committee when the applicant is a Councillor on that Committee.
- Raises concerns that there is no scale bar or dimensions on the plan and that the application should not be accepted
- Boundary and access point not clearly shown on the plan,
- State that the application site can be seen from the Highway
- Raise issue with the address of the applicant as this is not that shown on the Register of Members

CONSULTEES

Highways Authority: Informal verbal comment that 3 parking spaces would be sufficient.

OFFICER COMMENT

Procedural Matter

The applicant is Councillor Simon McGrory who is an elected member and sits on the Southern Planning Committee. The application form clearly states that the applicant is an elected Councillor in section 9 of the form. Therefore in accordance with the Council's delegated procedure the application is to be considered by the Council Members of the Northern Planning Committee.

Highways

Within the objections received issues have been raised regarding the level of parking provision for the dwelling. The dwelling currently has two spaces for 4no. bedrooms and the proposal would increase the dwelling to a 6no bedroom house. After consultation with the Highways Authority they have stated that they would look to achieve three spaces for a dwelling with 6 bedrooms. It is in the Officers opinion that three spaces could be achievable to the front of the property and therefore a condition will be attached to any approval for a parking layout to be submitted and approved to the LPA to show three spaces associated with the dwelling.

Other Matters

Issues have been raised within the objections in relation to the lack of scales and dimensions on the proposed plans. The plans are clearly denoted to a metric scale and therefore this is sufficient information for the validation requirements for a householder application, and shows sufficient detail for the application to be considered.

RECOMMENDATION

The recommendation of APPROVAL therefore remains with the following additional condition

4. Parking layout to be submitted to show three spaces

