

NORTHERN PLANNING COMMITTEE UPDATE – 16th April 2014

APPLICATION NO: 14/0990M

PROPOSAL: Variation of Condition 2 of application 11/0533M. For the erection of 10No. apartments with basement parking.

ADDRESS: 2 – 4 Holly Road North, Wilmslow Cheshire, SK9 1LX

UPDATE PREPARED: 14th April 2014

Consultation Replies

Since the preparation of the committee report, representations have been received from the occupiers of Beechwood, No.3 Holly Road North and No.9 Holly Road North. The comments received are summarized as follows:

- Additional windows with extra and larger balconies will overlook Beechwood to the side;
- The removal of trees and the underground car park is a concern for the water table. This area is already susceptible to flooding;
- The underground car park will be detrimental to Beechwood with the noise and fumes from cars;
- Highway safety;
- Overdevelopment of the plot;
- A four storey building will result in a direct loss of privacy to no.3 Holly Road North and other neighbouring properties; and
- The development is out of context with the area and is contrary to the design policies of the Local plan;

Officer Comments

The comments raised in respect of highway safety, amenity and design have already been considered by the Officer in the Committee Report. The application site is not located within a flood risk area. This application seeks to vary the approved plans which also included basement car parking. It is not anticipated that the proposed scheme would have any greater impact on the water table than that already accepted.

Recommendation

The recommendation remains unchanged. The application is recommended for approval.