

NORTHERN PLANNING COMMITTEE – 6th August 2014

UPDATE TO AGENDA

APPLICATION NO.

14/2222M

LOCATION

RED WALLS, PARKFIELD ROAD, KNUTSFORD, WA16 8NP

UPDATE PREPARED

4th August 2014

REPRESENTATIONS

Since preparing the original report, further representations have been received from the occupiers of Holly Tree House, Sandings and The Firs Coach House, raising the following issues:

- The Firs Coach House were not notified of the proposed development
- Adverse impact on the character and appearance of the Conservation Area
- Adverse impact on neighbouring properties
- Environmental Issues regarding drainage and impact on protected trees
- Constitutes overdevelopment of the plot

KEY ISSUES

These additional comments have been carefully considered. The Firs Coach House does not adjoin the boundary of the application site and so a neighbour notification letter was not sent to this property. Furthermore, a site notice was erected within the vicinity of the site.

As noted in the original report, Parkfield Road comprises dwellings of a variety of architectural styles and the proposed dwelling is considered to have an acceptable impact on the character and appearance of this part of the Legh Road Conservation Area.

The development is not considered to constitute overdevelopment of the plot and is considered to be of a size, scale and siting that would not over dominate neighbouring properties or the street scene.

The Tree Officer and United Utilities raise no objections to the development and subject to conditions the development is not considered to adversely impact on protected trees or drainage of the site.

CONCLUSION

Whilst the additional objections have been considered, as in the original report the proposed development is considered to be in accordance with all relevant policies in the development plan and there are not considered to be any other material considerations that would carry sufficient weight to refuse the application. Therefore a recommendation of approval is made, subject to conditions.