

NORTHERN PLANNING COMMITTEE – 4th November 2015

UPDATE TO AGENDA

APPLICATION NO.

15/2861M

17, FLETSAND ROAD, WILMSLOW, CHESHIRE, SK9 2AD

UPDATE PREPARED

02 November 2015

CONSULTATIONS

A consultation response has been received from the Forestry Officer.

Concerns were initially raised as to the impact from the existing protected Cedar on the front elevation of the proposed dwelling in terms of social proximity, particularly the front ground floor living room window.

Following these concerns, the applicant agreed to amend the internal configuration of the property, swapping the cinema room from the rear to the front and also blocking up the front window internally to prevent views from this window. Along with increasing the size of the side windows to this room, this would relieve any future pressure on the protected tree and overcomes the concerns raised by the Forestry Officer.

In summary there are no longer any objections to the impact of the proposal on the protected trees, subject to conditions.

REPORT

The comments from the Forestry Officer are noted, and it is considered appropriate to add a condition ensuring that the front window shall remain blocked and for aesthetic purposes only.

CONCLUSION

The recommendation remains as per the main agenda report as approval subject to conditions.

During the site visit members queried the figures regarding the building to plot ratio. The proposed footprint has been calculated to be approximately 487m², with the plot approximately 1708m² coming to a proportion of 28.5%. As mentioned in the report this is commensurate with the other properties in the area.

RECOMMENDATION

Approve