

APPLICATION NO: 18/0775N

PROPOSAL: 2no New build dwellings located within the yard/out building area(s)

ADDRESS: The Rookery, 125 Hospital Street, Nantwich, Cheshire, CW5 5RU

APPLICANT: Craig Odams

ADDITIONAL COMMENTS

Additional representation has been received from 2 neighbours based on the amended plans and officer report. The material planning issues raised are;

- Lack of parking provision
- Impact on Trees due to proximity of car parking under the canopy
- Overdevelopment of the site
- Harm to the listed building
- Impact on neighbouring amenity due to proximity of new building 13.5m away from living room and bedroom windows
- Unneighbourly and overbearing development
- Object to bland design of elevation facing neighbours windows
- Concerns raised over height of Cycle stores
- Concerns that the cycle storage will be used as bin storage and potential amenity impact given its locality
- The wooden fence erected above the existing brick wall is unattractive and visually intrusive and should be removed, and coping stones replaced on top of wall

[full versions of the comments are available to view on the planning website]

OFFICER COMMENT

The majority of the issues raised have already been considered within the main officer's report, which addressed the amended scheme. The neighbour's original comments (as noted in the main report) were based on a previous scheme.

The impact of the development on the Listed Building and wider Conservation Area has previously been considered, and the Conservation Officer has raised no objections to the proposal.

Parking provision is considered suitable given the sustainable location in Nantwich Town.

With regards to neighbouring amenity, this has been assessed in the main report. The development meets the Council adopted separation distances for new residential development. Whilst the neighbours comments are noted in

relation to the design being 'bland' it is considered that the blank gables are more appropriate as it helps to create a subordinate outbuilding within the curtilage of the listed building.

Although a condition is already proposed for cycle storage details to be submitted; it is considered reasonable to specify that the cycle stores are no taller than 1.8m.

Condition 6 of the main officer's report proposed the removal of permitted development rights. As the proposed building will be for the construction of two flats, the building would not benefit from any Permitted Development Rights in any event and therefore no windows, extensions or outbuildings could be constructed without the need for planning permission.

Furthermore, as the building would be constructed within the curtilage of a listed building, there are no permitted development rights to alter the boundary treatment. Therefore, this condition is not necessary and should be removed as it does not meet the 6 tests for the imposition of considerations as set out in paragraph 55 of the NPPF.

Therefore the Officer's recommendation for approval with conditions remains unchanged, subject to the removal of condition 6 and condition 16 being amended to be more specific.

RECOMMENDATION - APPROVAL WITH CONDITIONS

Remove condition;

6. Removal of PD rights for extensions/outbuildings/fencing

With amended conditions;

16. Cycle stores to be submitted and approved, no taller than 1.8m