

## PLANNING DECISIONS REPORT – 24/11/2021

Application Ref	Address	Application Detail	Town Council Comment	Decision
<a href="#">20/5108M</a>	Blackhill Farm, Bexton Road	Construction of dependant relatives accommodation and garden store	<p>The council OBJECTS on the grounds that the application fails to meet Knutsford Neighbourhood Plan Policies H2 and H3, noting the proposal is disproportionately large and fails to be subservient to the original ancillary outbuilding (referred by some as a Paddy Shack).</p> <p>The council also notes the proposed new dwelling is sited within the Green Belt ref. Fig.15.42 of the Cheshire East Local Plan and fails to comply with National Planning Policy Framework paragraphs 143 to 145 as the application does not satisfy the requirements to expressly identify “exceptional circumstances”.</p>	<p>Approved with conditions</p> <p>See notes below.</p>
<a href="#">21/0069M</a>	47 Valley Way	Non-material amendment to application 20/0438M, addition of side bedroom window facing brick wall.	The council raises no objections, subject to neighbour comments.	refused
<a href="#">21/1428M</a>	20 Delmar Road	Two storey and single storey rear extension	The council raises no objections, subject to neighbour comments.	approved with conditions
<a href="#">21/1742M</a>	60 Glebelands Road	Construction of second storey side extension over existing ground storey, two storey front extension and new attached side garage extension.	The council raises no objections, subject to neighbour comments.	approved with conditions
<a href="#">21/2040M</a>	4 Lindop Close	Single storey extension to side and rear	The council raises no objections subject to neighbour comments and to the Planning Officer being satisfied the proposal provides sufficient parking for it to comply with policy T4 of the Knutsford Neighbourhood Plan.	approved with conditions
<a href="#">21/2015M</a>	The Old Water Tower Roof, Mobberley Road	Installation of 3 no. antennas and supporting steelwork and associated apparatus, removal of 3 no. antennas and redundant steelwork, and ancillary works.	The council raises no objections.	Withdrawn

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<a href="#">21/2113M</a>	4 Bewick Walk	Single storey front extension to form porch and w.c.	The council raises no objections subject to neighbour comments and to the Planning Officer being satisfied the proposal does not detrimentally affect the street scene or the character of the area.	approved with conditions
<a href="#">21/2488M</a>	23 Grove Park	Erection of double storey extension with internal reconfiguration to the side of the existing dwelling and creating new porch on the front elevation following the existing building line	The council raises no objections, subject to neighbour comments.	approved with conditions
<a href="#">21/2482M</a>	3 Bracken Way	First floor dormer roof extension to both rear bedrooms	The council raises no objections, subject to neighbour comments.	approved with conditions
<a href="#">21/2676M</a>	1 Hillside Road	Part single storey, part 2 storey extension to side and single storey extension to rear.	The council raises no objections, subject to neighbour comments.	approved with conditions
<a href="#">21/2542M</a>	17 Sugar Pit Lane	Variation of Condition 2 on approval 20/4263M for two storey wrap around extension	Original comment: The council would like to request a condition that the window in the side elevation is fitted with obscured glass and any openings are above 1.8m, to avoid overlooking of the neighbouring property. Revised to no objections following amended plans including obscured glazing.	approved with conditions
<a href="#">21/2856M</a>	4 Queen Street	Erection of a single storey porch/conservatory extension to rear/side.	The council raises no objections, subject to neighbour comments.	approved with conditions
<a href="#">21/2802M</a>	24 Glebelands Road	Porch extension for benefit of wheelchair user	The council supports this application due to the benefits it will afford the resident of the property.	approved with conditions
<a href="#">21/2864M</a>	1 Lilybrook Drive	Erection of a car port within the curtilage of a residential dwelling	<p>The council raises no objections subject to neighbour comments and to the Planning Officer being satisfied the proposal employs the use of suitable permeable materials, or a suitable drainage scheme is submitted due to historic flooding in the area.</p> <p>Additionally, the council requests that if in granting consent that Cheshire East Council requests the car port remain ancillary to the dwelling and only be used for residential purposes.</p>	refused

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<a href="#">21/2966M</a>	79 Ashworth Park	Single storey side and rear extensions	The council raises no objections, subject to neighbour comments.	approved with conditions
<a href="#">21/3051M</a>	50 Blackhill Lane	Garage conversion, single storey extension to side of house and porch extension	The council raises no objections subject to neighbour comments and to the Planning Officer being satisfied the proposal meets policy T4 of the Knutsford Neighbourhood Plan.	approved with conditions
<a href="#">21/3341M</a>	13 Manor Park South	Demolition of existing single storey flat roof bay window and porch. Construction of new gable extension to front and rear	The council raises no objections, subject to neighbour comments	approved with conditions
<a href="#">21/2542M</a>	17 Sugar Pit Lane	Revised Plans Variation of Condition 2 on approval 20/4263M for two storey wrap around extension	The council raises no objections, subject to neighbour comments.	approved with conditions
<a href="#">21/3582T</a>	Woodgarth, Leicester Road	Tree works to various trees	The council raises no objections subject to the Tree Officer being satisfied there is sufficient evidence to support the proposed felling and requests that in granting consent that Cheshire East Council requests the works are undertaken outside the nesting season and the applicant replant a suitable replacement native species tree for the felled tree due to the declared climate emergency.	Consent for works in TPO with conditions
<a href="#">21/3982M</a>	27 Carrwood	2 storey extension to front of existing attached garage and first floor side extension over garage. Amended first floor window openings over front entrance. New and amended materials finishes all around. Increased off road driveway/parking area to front.	The council raises no objections, subject to neighbour comments.	approved with conditions
<a href="#">21/4028M</a>	7 Tabley Close	Two storey side extension and half two storey/ half single storey rear extension.	The council raises no objections, subject to neighbour comments.	approved with conditions
<a href="#">21/4154M</a>	11 Grove Park	Ground floor wrap around extension. First floor front extension. Driveway extended and altered. Associated alterations	The council raises no objections subject to neighbour comments and the Planning Officer being satisfied the proposal meets policy T4 of the Knutsford Neighbourhood Plan.	approved with conditions
<a href="#">21/4420M</a>	80 Mereheath Park	Front facing first floor extension.	The council raises no objections, subject neighbour comments.	approved with conditions

Application Ref	Address	Application Detail	Town Council Comment	Decision
<a href="#">21/4313M</a>	Land off Northwich Road	Non Material Amendment to application 19/1392M.	The council OBJECTS to the type 1 designs on the grounds the proposed designs negate the design quality of the application.	Approved See note below.
<a href="#">21/4469T</a>	The Beeches, Croft Lane	Tree works to two Beech trees	The council raises no objections subject to requesting that a bird survey is completed prior to works commencing and the Tree Officer is fully satisfied with the methodology employed.	Consent for works in TPO with conditions
<a href="#">21/4419M</a>	29, Beggarmans Lane	Two storey extension to front and internal works.	The council raises no objections, subject to neighbour comments.	approved with conditions
<a href="#">21/4620T</a>	The Coach House, 18 Gaskell Lane	Works to trees	The council notes the declared climate emergency and requests the Tree Officer is fully satisfied with the felling of the trees.	Tree 6 week date expired (CA)
<a href="#">21/4710M</a>	52 Ashworth Park	2 storey side extension. Re-roof all roofs with pitched roofs to front and rear single storey extensions. Removal of existing side/rear fence and reposition close to side boundary.	The council raises no objections, subject to neighbour comments.	approved with conditions
<a href="#">21/4725M</a>	Tall Timbers, 3 Leycester Road	non material amendment of 20/0426M - Replacement dwelling with attached double garage	The council raises no objections.	approved with conditions
<a href="#">21/4685M</a>	7 Oakleigh	First floor rear extension with balcony	The council raises no objections, subject to neighbour comments.	approved with conditions
<a href="#">21/4747M</a>	41 Chelford Road	Alterations, front infill and first floor rear extension	The council OBJECTS on the grounds the proposal presents a detrimental impact on residential amenity through the loss of light and overshadowing.	approved with conditions See note below.
<a href="#">21/4737T</a>	2 Rutherford Drive	Tree works	The council raises no objections, subject to neighbour comments.	Tree 6 week date expired (CA)
<a href="#">21/4885M</a>	1 Norbury Close	Non material amendment on application 20/5168M - The erection of a single storey side extension, including a partial garage conversion.	The council raises no objections, subject to neighbour comments.	approved
<a href="#">21/4777D</a>	Slaters Court, Princess Street, Knutsford	Discharge of Condition 3 on 17/6336M - Removal of existing one bedroom dwelling and garage and the construction	The council raises no objections, subject to neighbour comments.	approved

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		of a new 2 bedroom dwelling with associated parking and external amenity area.		

## NOTES

20/5108M Blackhill Farm

The Case Officer report (available via the application portal) appraises the application and states:

- Given that an outbuilding can be permitted as an exception under saved policy GC12, and that the overall scale of works relating to the paddy shant have been reduced it is considered that the revised proposals are acceptable under Green Belt policy.
- It is not considered that KNP policy H2 would apply in this case as it is not a new separate residential unit. The revised proposals would be subservient in scale in accordance with KNP H3.

21/4313M Redrow Development

Case Officer report states that “the council’s Urban Design Officer is satisfied with the proposed changes. Given their minor nature in the context of the wider development, the changes detailed within the description of development section of this assessment are deemed to be non-material. The application is therefore recommended for approval.”

21/4747M 41 Chelford Road

Case Officer report appraises the impact on amenity of neighbouring properties concluding that proposals were not considered to be significantly overshadowing nor lead to a detrimental loss of light.