

PLANNING DECISIONS REPORT – 10/01/2022

NB: A detailed officer's report for each application can be accessed via the Cheshire East Planning portal, document reference "Officer's Report". The decision notice detailing any conditions can also be found at the portal, document reference "Notice of Decision".

Application Ref	Address	Application Detail	Town Council Comment	Decision
21/0642T	Dovecote, 1 Lovat Drive	x1 Sycamore (T1) - Fell. x3 Oak (T2) (T3) (T4)- Fell.	The council OBJECTS on the grounds that there is unsatisfactory evidence to show the trees are of sufficient ill health to warrant the proposed felling. The council suggests a scheme of crown pruning in order retain the proposed trees. Additionally, the council requests that if felling consent is granted, that Cheshire East Council requests the applicant replant suitable replacement native species trees due to the declared climate emergency.	Consent for wrks in TPO with conditions <i>Officers report states that the Arboriculture Report identifies the trees as category U, unsuitable for retention, and a site inspection confirmed significant deadwood. Four trees are conditioned to replace those felled.</i>
21/1672M	82 Grove Park	Two storey rear extension to form bedroom and kitchen	The council OBJECTS on the grounds that the development is excessive and overbearing in nature due to its mass and scale. The proposal will present and unneighbourly relationship and will lead to significant loss of privacy to the neighbouring property due to overlooking.	approved with conditions <i>Officers report states that whilst the proposed extension would add a notable amount of mass it would not adversely impact the character or appearance of the Property, and that any potential loss of amenity is afforded minimal weight due to neighbour windows being secondary in nature and because sufficient light would remain.</i>
21/2675M	4 Cranford Avenue	Side facing single storey extension	The council raises no objections, subject to neighbour comments.	approved with conditions
21/2844M	13 Parkgate	Single storey front and rear extensions to existing bungalow	The council raises no objections, subject to neighbour comments.	approved with conditions

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21/2807M	Bramley, Legh Road	Proposed extensions to dwelling, and replacement garage	<p>The council strongly OBJECTS on the grounds that the proposal fails to comply with Knutsford Neighbourhood Plan policies H3 and HE3 as follows:</p> <ul style="list-style-type: none"> • The proposal pays little regard to the form, style, and materials of the building. • The proposal alters the architectural symmetry, resulting in detrimental changes to the character of the building and the Legh Road Conservation Area. • The proposal suggests negligible effects on the street scene due to screening afforded by nearby trees, however application 21/2122T for the same site, seeks to remove some of the trees which will have a greater than negligible impact on views from the roadside. 	<p>Refused</p> <p><i>Officers report states the development is unacceptable in terms of the impact on the architecture of the existing dwelling and Conservation Area.</i></p>
21/2930M	5 Rockford Lodge	Single storey side extension & two storey front/side infill extension	The council raises no objections, subject to neighbour comments.	approved with conditions
21/3210M	1 St Johns Avenue	Rear, single storey extension	The council raises no objections, subject to neighbour comments.	approved with conditions
21/1923M	Booths Park, Booths Hall, Chelford Road	Change of use of storage pod from B8 to Class E.	The council raises no objections, subject to neighbour comments.	approved with conditions
21/3259M	St James Court, 48A, King Street	Installation of a roof terrace including perimeter glazed guarding and rooflight access.	The council OBJECTS to the application on the grounds the Heritage Officer Assessment concludes the proposal is detrimental to the character of the conservation area and has concerns over the impact to neighbouring heritage assets, therefore the proposal fails to meet Knutsford Neighbourhood Plan policy HE3.	<p>Refused</p> <p><i>Officers report states the development would fail to preserve or enhance the character and appearance of the Conservation Area or the setting of the adjacent listed building.</i></p>
21/2986M	Aldwarden Hill, Legh Road	Listed Building Consent for painting of external rendered elevations to the house and southern boundary wall and repairs to render	The council raises no objections, subject to neighbour comments.	approved with conditions

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21/3523M	24 Woodlands Drive	Demolition of existing conservatory, addition of a single storey rear extension.	The council raises no objections, subject to neighbour comments.	approved with conditions
21/3606M	182 Grove Park	Single storey front extension, two storey side extension, single storey rear extension, first floor side extension	<p>The council OBJECTS on the grounds that the proposal fails to comply with Knutsford Neighbourhood Plan policies D1, D2, and H3 as follows:</p> <ul style="list-style-type: none"> • The proposal would alter the character of the property. • The material palette is inappropriate for the character of the area. <p>The council requests that if Cheshire East Council is minded to grant approval that the Planning Officer is satisfied that two vehicles can fit within the curtilage of the site to conform with Knutsford Neighbourhood Plan policy T4.</p>	<p>refused</p> <p><i>Officer's report states the proposal would constitute as over development, the material palette would be unacceptable, and the roof style is considered neither sympathetic to the existing dwelling or in keeping with the character of the wider street scene and therefore warrants refusal.</i></p>
21/3654M	1 Lee Close	Modifications to increase access to provide additional parking spaces to the front elevation within the site boundary	The council is unable to comment due to the low-quality plans submitted as part of the application.	approved with conditions
21/3663M	1a Molly Potts Close	Demolition of existing garage with construction of new proposed garage	The council raises no objections, subject to neighbour comments and the garage building remaining ancillary to the main dwelling.	<p>approved with conditions</p> <p><i>no condition applied requiring the garage to remain ancillary to the dwelling but regarded by the officer's report as ancillary.</i></p>
21/3811M	160 Grove Park	Single storey side/rear extension	The council raises no objections, subject to neighbour comments.	approved with conditions
21/3985M	14 Arundel Close	Proposed Partial Garage Conversion, Single Storey Rear Extension and Associate Alterations	The council raises no objections, subject to neighbour comments.	approved with conditions
21/4222M	22 Summersway	Proposed Porch Canopy, Single Storey Extension and associated Alterations	The council raises no objections, subject neighbour comments.	approved with conditions
21/4482M	11 Fir Tree Avenue	Single storey rear extension	The council raises no objections, subject to neighbour comments.	approved with conditions

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21/4981M	Maple Cottage, Tabley Road	Proposed two storey side extension and proposed new garage at existing detached dwelling house.	<p>The council OBJECTS on the grounds the garage is disproportionately large in relation to the property and raises concerns over the future use of the outbuilding, and therefore suggests a condition that the building remain ancillary to the main dwelling and of domestic use.</p> <p>The council also request the Planning Officer is completely satisfied the fenestration as part of the proposed extension to the dwelling is not detrimental to the residential amenity of neighbouring properties.</p>	<p>refused</p> <p><i>Officers report states the fenestration is not in keeping with the character of the property, and the proposed development is considered unacceptable in terms of scale, height, mass, bulk and design.</i></p>
21/4058M	29 Ashworth Park	<p>Following submission of application 21/4058M it has become apparent that the current condition of the property is not as per drawings under application 20432PB, this householder application is to cover these previous alterations which have been undertaken and address the proposed changes as per drawings 10-13 which have not been undertaken.</p> <p>Proposed works are to reconfigure the internal layout with associated works, alterations to existing door & window openings and new openings created.</p>	<p>The council raises no objections but does raise concerns over the retrospective element to the application.</p>	<p>approved with conditions</p>
21/3009M	28 Fir Tree Avenue	Proposed partial garage conversion, single storey front extension and internal alterations.	<p>The council raises no objections, subject neighbour comments and the Planning Officer being satisfied there is sufficient parking available to comply with policy T4 of the Knutsford Neighbourhood Plan.</p>	<p>approved with conditions</p> <p><i>Planning Officer is satisfied with parking provisions.</i></p>
21/5157T	The Hollies, Legh Road	Monkey Puzzle - (T1) - Fell	<p>The council OBJECTS to the felling and requests the Tree Officer consider the proposed tree for a Tree Protection Order.</p> <p>If the Cheshire East Council are minded to approve this application, the council requests that the tree felled is replaced by three suitable native trees as a</p>	<p>Consent for wrks in TPO with conditions</p> <p><i>Officers report states the tree is of low amenity, as it is concealed by other neighbouring specimens and cannot be seen from the adjacent</i></p>

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			result of the declared climate emergency and the submission of the draft Biodiversity Net Gain Supplementary Planning Document.	<i>road and that the tree is too large for its location and growing into neighbouring trees.</i>
21/5116T	Unitarian Chapel, Adams Hill	T1 yew tree reduction 20/30% T2 yes tree reduction 20/30%	The council raises no objections subject to the Arboricultural Officer being satisfied the proposed works conform to BS3998.	Tree 6 week date expired (CA)
21/5433T	Bamburgh House, Chelford Road	Tree works to Holly hedge, Holly trees, Willow and Maple tree	The council is unable to comment on the application as the documentation is inaccessible. The council requests the uploaded documents be uploaded again and further time is provided to consider the application.	Tree 6 week date expired (CA)
21/5444D	Land at Parkgate, The Grove, Parkgate Industrial Estate	Discharge of condition No 6 of existing permission 21/2369M; The erection of 1 no. unit for use Class B8 purposes with ancillary offices and 8 no. units for use Class B2, B8 and E(g) (iii) purposes all with access and servicing arrangements, car parking, landscaping and associated works - alternative phase 2 details to those approved under full planning permission 19/5805M as amended by non material amendment approval 20/1834M	The council is unable to comment due to the technical nature of the proposal and requests a suitably qualified professional is satisfied with the methodology employed.	approved
21/5776D	Balgownie, Chelford Road	Discharge of condition 8 on approval 21/0782M.	The council raises no comment owing to the technical nature of the application. The council notes the application has already been decided.	approved
21/3449M	23 Summers Way	Amended plans - rear facing single storey extension	The council raises no objections subject neighbour comments.	approved with conditions