

PLANNING DECISIONS REPORT

14/10/2022

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
22/2905D	Besom Hill Cottage	Discharge of conditions 4,5 & 6 on approved application 21/5054M: Replacement of rear porch with single storey extension.	The council notes the application has already been decided.	Approved <i>The heritage officer was satisfied conditions 4,5, and 6 were met.</i>
22/3024T	19 St Johns Road	Conifer tree at the back of the garden. This is a concern of causing damage to our neighbour's house. As there is no TPO on this tree we would like to remove the tree.	The council raises no objections but notes the lack of evidence	Tree 6-week date expired (CA)
22/2752T	Oakhurst, Toft Road	T1 - large Ash tree. 2m crown reduction. Cutting back overhanging branches over neighbouring garden by 3m (36 grassfield way) branches snapping regularly into garden.	The council raises no objections, subject to neighbour comments.	Tree 6-week date expired (CA)
22/2487T	6 Rockford Lodge	T1 Silver Birch - Mature tree within close proximity to property (<5m). Tree is causing excessive shading and lateral branches interfering with property. Fell to ground level. T2 Black Pine x 3- Mature trees causing excessive shading on garden area. Remove deadwood >40mm and reduce lateral branches by up to 2m.	The council raises no objections, subject to neighbour comments.	Trees-part consent/part refusal <i>The officer refused the felling of the silver birch over the lack of evidence to support its removal.</i>
22/2308M	24 Goughs Lane	Erection of single storey porch	The council raises no objections, subject to neighbour comments.	Approved with Conditions
21/6059M	4 Freshfields	2 Storey Side Extension	The council raises no objections, subject to neighbour comments and the Planning Officer being satisfied there is sufficient	approved with conditions

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			parking available to comply with policy T4 of the Knutsford Neighbourhood Plan.	<i>The planning officer was satisfied the proposal is in accordance with KNP Policy T4.</i>
21/6132M	14 Heron Close	Demolition of garage. Erection of single storey side and rear extensions. Erection of rear facing dormer. Replacement of windows and application of render to new and existing walls.	<p>"The council OBJECTS on the grounds the proposal fails to comply with Knutsford Neighbourhood Plan policies D1, D2, H3, and T4 as follows:</p> <ul style="list-style-type: none"> • The design is not in keeping with neighbouring properties, particularly from the rear. • The proposed rendered finish is out of character with the area. • The relationship to neighbouring properties will have a detrimental impact on personal amenity space through overlooking and loss of light. • Notwithstanding the loss of a front garden, the application fails to show adequate space for two motor vehicles. • And, in principle, the loss of a small single-story bungalow. <p>The council notes a large outbuilding in the plans and requests the officer is satisfied and that this building remains ancillary to the dwellinghouse."</p>	<p>approved with conditions</p> <p><i>The proposed development would not result in detrimental impact upon the character of the surrounding area, unacceptable harm to the residential amenity of adjacent neighbours in terms of overlooking, loss of privacy or overshadowing, and is in accordance with relevant KNP policies. Conditions were added for obscure glazing and for materials employed.</i></p>
21/6316M	12-18 Regent Street	<p>"Proposed advert consent for 1 no. set of built up brushed copper effect aluminium 'HAVWOODS' letters & 'H' logos with 50mm returns stood off from facade by 20mm on pins complete with white LED halo illumination to rear.</p> <p>1 no. set of 'LUXURY WOOD FLOORING' non-illuminated flat cut brushed copper effect</p>	The council raises no objections subject to neighbour comments.	approved with conditions

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		aluminium letters stood off from facade by 20mm on pins. 1 no. set of 'LUXURY WALL CLADDING' non-illuminated flat cut brushed copper effect aluminium letters stood off from facade by 20mm on pins."		
21/5554M	2 King Street	Advert consent for 2 fascia signs and 1 hanging sign - The proposed signage is to be located on the external side wall using a 3mm black aluminium composite in individual lettering of the company logo "Elite" see attached visual size is W:2371mm x `H:580mm. There is a small sign to the front exterior of the building 300mmx250mm black slate effect cut out lettering on a white acrylic back. see visual attached. There is a swing sign currently in-situ and that will be replaced for a similar sign to show the new logo 60mmx600mm double sided printed graphics on black aluminium composite see visual attached of existing sign.	"The council OBJECTS to the signage proposed for the side of the building on the grounds that it is considered too large and detrimental to the character of the Conservation Area and a key view identified the Knutsford Character Assessment contrary to policy HE1 of the Knutsford Neighbourhood Plan. The council raises no objections to the signage to the front of the property but comments that as the property is listed it expects a listed building consent application would be required."	approved with conditions <i>The proposed signage, as amended, omitting the gable end signage is acceptable in principle and subject to conditions is considered to be unlikely to cause any significant visual amenity issues. The conservation officer noted a listed application would still be required.</i>
22/0504M	168 Grove Park	First floor front with single storey front extension, two/single storey rear extension and side alteration and extension	The council raises no objections, subject to neighbour comments.	approved with conditions
22/1184M	Belmount, St Johns Road	Proposed side and rear extension. Modification of roof to enable habitable rooms in loft space.	The council OBJECTS on the grounds the application fails to comply with Knutsford Neighbourhood Plan policies D2 and H1 and the inclusion of the first-floor balcony affords significant overlooking and would detrimentally affect the amenity of the neighbouring properties.	approved with conditions <i>The design of the proposal fits in well with the wider character of the area and street scene and is not deemed to impact the setting of the St John's Conservation Area on the opposite side of the road. The proposed works are acceptable in principle and would accord with the relevant policies of the development plan.</i>

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22/1369M	1 Rowley Bank Cottage, Toft Road	Extension to existing outbuilding as approved under application 16/3775M including the removal of side and front walls to afford extension located in Legh Road Conservation area	The council OBJECTS on the grounds the proposal constitutes overdevelopment as the resulting development presents excessive encroachment and overlooking. The council requests that if the application is granted, a condition be attached to ensure the outbuilding remain ancillary to the main dwelling.	approved with conditions <i>The Conservation Officer is satisfied that the scheme is acceptable subject to a condition for matching materials to the existing garage. The amended scheme is considered on balance to have neutral impact on the character and appearance of the conservation area. There was a condition applied to ensure the outbuilding remains ancillary to the dwelling.</i>
22/1631M	3 Sharston Crescent	Front two storey and rear single storey extensions and alterations	The council raises no objections, subject to neighbour comments.	Approved with conditions
22/2203M	38 Beech Drive	Single storey wraparound extension.	The council raises no objections, subject to neighbour comments.	Approved with Conditions
22/2915M	92 Grove Park	Demoliton of the existing covered side storage and construction of a single storey side extension	The council raises no objections, subject to neighbour comments.	approved with conditions