



PLANNING APPLICATIONS FOR CONSULTATION

No	Applicant	Development	Site
13/3586N	Mr R Atherton	1 no. non illuminated sign	1 Park Road
Comment: Free standing sign to advertise a financial planning business. The sign will protrude 750 mm above the 1500 mm brick wall at the side of the property. There will be no demonstrable harm to the street scene or highway safety.			
Recommendation: No objection.			
13/4904N	Thomas Jones and Sons	11 dwellings	Land off Wrens Close
Comment: Development of a site to the rear of Wrens Close, a cul de sac which fronts Peter de Stapleigh Way. Access will be gained next to 1 Wrens Close. The development will provide 1 detached property and 10 semi-detached properties.			
The site lies to east of development in Audlem Road in an area identified as open countryside on the existing Local Plan. The site was not identified in the Town Strategy. The applicant maintains that the site is a suitable rounding off of the built up area given the lack of an adopted local plan and a proven five year housing supply. Whilst it could be argued this is a logical extension to the built up area, it will nevertheless add to the approved housing total for Nantwich which is set to exceed the figure given in the Core Strategy.			
Recommendation: Object on the grounds that this site was not identified in the Town Strategy and is not a preferred site in the Core Strategy the site is not brownfield land development will add to the overall housing figure for the town in excess of the proposed requirement in the Core Strategy			
13/5179N	Mr G Morrey	New window and internal store	20 Beam Street
Comment: Installation of a new window in the side elevation of a Grade 2 listed building together with internal alterations to form a store. The premises is located in the conservation area and within the retail area identified on the existing local plan. There will be no demonstrable harm to the character and appearance of the listed building or the conservation area.			
Recommendation: No objection.			
13/5179N	Mr G Morrey	Listed Building Consent for New window and internal store	20 Beam Street
Comment: Listed Building Consent for a new window in the side elevation of a Grade 2 listed building together with internal alterations to form a store. The premises is located in the conservation area and within the retail area identified on the existing local plan. There will be no demonstrable harm to the character and appearance of the listed building or the conservation area.			
Recommendation: No objection.			
13/5179N	Mr G Morrey	3 fascia signs & one hanging sign	20 Beam Street
Comment: Advertisement consent for 3 fascia signs to the existing and new window and a hanging sign above the entrance door. The premises is located in the conservation area and within the retail area identified on the existing local plan. The advertisements are of acceptable design and will not cause demonstrable harm to the character and appearance of the listed building or the conservation area.			
Recommendation: No objection.			

13/5216N	Miss J Badrock	Change of use from office To Beauty salon	19 Beam Street
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Comment: Change of use of a property in the conservation area. The use is acceptable in the retail area as a shop window frontage will be retained.

Recommendation: No objection

13/5240N	NHS Property Services	Replacement windows and doors	John Snow House Barony Court
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Comment: Replacement of all windows and doors with UPVC double glazed units in a similar treatment to Bevan House. There will be no demonstrable harm to the appearance of the street scene.

Recommendation: No objection.

13/5249N	Mr & Mrs Boycott	Single Storey Extension elevational changes and internal alterations	Chapel House Chapel Row
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Comment: Ground floor extension to a Grade II listed building. The proposal will extend the existing kitchen. Internal alterations are also proposed to form a second bedroom on the lower ground floor and access to the gallery on the second floor. The proposed extension respects the scale, form and design of the existing building. There will be no demonstrable harm to the amenities enjoyed by the occupiers of adjacent properties. There will be no demonstrable harm to the character and appearance of the listed building or the conservation area.

Recommendation: No objection.

13/5250N	Mr & Mrs Boycott	Listed Building Consent for Single Storey Extension, elevational changes and internal alterations	Chapel House Chapel Row
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Comment: Listed Building Consent for the proposal outlined above in 13/5249N. There will be no demonstrable harm to the character and appearance of the listed building or the conservation area.

Recommendation: No objection.

13/5289N	Mr A Gregory	Demolition of single garage, construction of 2 storey side extension and single storey rear extension	12 Gerard Drive
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Comment: Extensions to a semi-detached property. The side extension will provide a 4th bedroom, en-suite bathroom, integral garage, study and utility room. The rear extension extends the kitchen to provide a dining area and will protrude 3.5 metres from the existing rear wall. With regard to the rear extension the main issue is the potential effect on the living conditions enjoyed by the occupiers of the adjoining property. This property has a dining room window close to the boundary and the proposed extension will cause loss of light to this room particularly as the window faces north. However the depth of the extension at 3.5 metres means that the loss of light is probably insufficient to warrant a refusal. The main issue with regard to the 2 storey extension is the effect on the street scene. The extension will be set back slightly from the front elevation and there will still be a gap to the boundary thus avoiding the potential for a terracing effect. The extension respects the scale, form and design of the existing dwelling and there will be no demonstrable harm to the street scene. Subject to there being no demonstrable harm as a result of the single storey extension it is recommended that no objection is raised.

Recommendation: No objection subject to no demonstrable harm to the living conditions of the occupier of the adjoining property.
