

NANTWICH TOWN COUNCIL

Appendix A - Planning Applications for Consultation



Application 14/3755N
Applicant Malbank School and 6th Form College
Proposal Infill extension linking the main school building to the 6th form building. This link will incorporate a platform lift.
Location Malbank County High School, Welsh Row, Nantwich
Comment The proposed flat roofed extension will link the original school building to the new 6th form college building. As it will be lower than both existing buildings it will be subservient to both existing structures and there will be no demonstrable harm to the street scene.

Recommendation **No objection.**

Application 14/3784N
Applicant Renew Land Developments Ltd
Proposal Demolition of Greenbank Cottage and Erection of 19 Dwellings, Welshmans Lane, Nantwich
Location Greenbank Cottage, Welshmans Lane Nantwich
Comment Revised application following refusal of the previous application 13/4656N on policy grounds. The applicant claims that the site is sustainable and should be approved given that Cheshire East is unable to demonstrate a 5 year housing supply. The dwellings proposed are 4 x 1 bedroom flats, 1 x 3 bedroom end terrace, 11 x 5 bed detached dwellings and 3 x 4 bed dwellings.

Recommendation **Members are asked to consider whether they wish to object to this revised application.**

Application 14/3858N
Applicant Mrs P Gott
Proposal Proposed dwelling.
Location 23 Park Road, Nantwich.
Comment Proposed 3 storey dwelling on an infill plot that is currently the garden of Number 23. Local plan policy supports developments on infill plots within the settlement boundary. Park Road is characterised by dwellings of different designs and this proposal is accustom design for the site. There will be no demonstrable harm to the amenities enjoyed by the occupiers of the adjacent properties or to the street scene.

Recommendation **No objection**

Application 14/3874N
Applicant Mr and Mrs R K Ward
Proposal Proposed change of use of outbuilding from ancillary accommodation to a separate flat.
Location 25 Wellington Road, Nantwich.
Comment Conversion of an outbuilding which has been used as bed-sit to a self-contained flat. The outbuilding is located to the rear of a three-storey semi-detached house which has been

converted into two residential units, No. 25 and No. 25A. The two-storey outbuilding was originally housekeeper/servants accommodation associated with the main house. There will be no demonstrable harm to the amenities enjoyed by adjacent occupiers providing obscure glazing is installed to the north facing window of the proposed flat.

Recommendation No objection subject to the installation of obscure glazing

Application 14/3879N
Applicant Mr K Nord
Proposal Removal of condition 11 on approved application 10/4955N for non-opening obscured window to south east 1st floor façade. Variation of condition 19 - reconstruction of boundary wall and addition of railings to allow re-construction and extension of the drop kerb.
Location 58 South Crofts, Nantwich.
Comment An application to vary the conditions on the previous approval. The change to the front wall design will allow the access to be widened.

Recommendation No objection subject to no demonstrable harm to neighbouring property.

Application 14/3902N
Applicant Mr and Mrs K D Lawton
Proposal Single and 2 Storey rear extension
Location 6 Birchin Lane, Nantwich
Comment Proposed extension to a semi-detached property. The single storey element will be adjacent to the adjoining semi-detached property. The extension respects the scale, form and design of the existing property. However the rear of the property is east facing and as a result there may be an issue of overdomination for the neighbouring property.

Recommendation No objection subject to no demonstrable harm to the amenities enjoyed by the adjoining property.

Application 14/3918N
Applicant D & D Tyres Ltd
Proposal Workshop extension to the rear of existing premises.
Location D & D Tyres Ltd., Beam Heath Way, Nantwich.
Comment Proposed rear extension to enlarge the repair workshop. The site backs on to residential property in Larkspur Close and in particular No. 4 Larkspur Close. A previous application was withdrawn over concerns about the noise impact on the nearby houses. A noise specialist has submitted a detailed report indicating that there should be no more harm than at present if a 2.4 metre acoustic fence is installed close to the boundary.

Recommendation No objection subject to the installation of sound insulation measures including an acoustic fence, daytime working only and no working on Sundays.

Application 14/3946N
Applicant Dr and Mrs Starks
Proposal Single storey rear extension.

Location 17 Park Road, Nantwich, CW5 7AQ.

Comment Infill extension to the side elevation of a semi-detached property. There will be no effect on adjoining property or the street scene.

Recommendation **No objection**

Application 14/4005N

Applicant Bovis Homes

Proposal 8 two storey residential dwellings

Location Land off Queens Drive, Nantwich

Comment Approval for the siting, appearance and landscaping for 8 x 2 storey residential dwellings and associated parking following outline approval granted on appeal. A mixture of detached and semi-detached dwellings is proposed but the application does not indicate how many of each type. In addition no access detail is shown on the application although the outline included approval for the site access.

Recommendation **Members are asked to consider if they wish to make representations.**

Application 14/4007N

Applicant Mr and Mrs A Barber

Proposal 2 Storey side and single storey rear extension

Location 40 Sandford Road, Nantwich

Comment Proposed extensions to a semi-detached property. The rear extension will replace an existing conservatory. The extensions respect the scale, form and design of the existing dwelling. There will still be a gap to the boundary with the adjacent set of properties thus avoiding the problem of a terracing effect. There will be no demonstrable harm to the street scene or to the amenities enjoyed by the occupiers of adjacent properties.

Recommendation **No objection.**
