

CHESHIRE WEST AND CHESTER COUNCIL

DELEGATED REPORT

APPLICATION NUMBER: 23/01902/FUL TARGET DATE: 1 September 2023

DESCRIPTION OF DEVELOPMENT: Two storey rear and single storey side extension - (Amendments to previously approved planning permission 18/01204/FUL - Part retrospective)

SITE ADDRESS: Rockmount Old Chester Road Helsby Frodsham WA6 9PN

WARD: Helsby

WARD MEMBERS: Councillor Chris Copeman

CASE OFFICER: Elizabeth Townsend

RECOMMENDATION: Approval

Site and Proposal

The application is for the erection of a two-storey rear and single-storey side extensions to a detached property in Helsby. The application is part retrospective. Extensions were approved under application 18/01204/FUL. However, it should be noted that these weren't built out as per the approved plans and retrospective permission is now sought.

Representations

There have been no comments or objections from Ward members, the Parish Council or neighbours.

A site notice has been displayed.

No other representations have been received.

Assessment

Given the previous application (18/01204/FUL), it is considered that the application is acceptable in principle. It is noted that there are some changes, however, these would be minor and would still be in keeping with the existing dwellinghouse and surrounding development.

Due to the siting of the application site, which is at a distance from other properties the extension would not result in an unacceptable impact on the amenities of neighbouring properties with regards to overlooking, loss of privacy, overshadowing and overbearing impact.

Conclusion

It is considered that the proposed development would have no unacceptable impact in respect of visual amenity or highway safety. It is considered that the proposal would not have a significant adverse impact on health or quality of life, having particular regard to residential amenity. Subject to the conditions set out below and taking into account the provisions of the development plan and all other material planning considerations, it is recommended that planning permission be granted.

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CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason - To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out in accordance with the plans submitted with the application.

Reason - For the avoidance of doubt and in the interests of proper planning.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be as specified on the application form and approved plans.

Reason - To ensure that the external appearance of the development is appropriate to its surroundings.

Notes

1. The local planning authority has sought to work with the applicant in a positive and proactive way to secure a development that will improve the economic, social and environmental conditions of the area, in line with the NPPF.