

**Address:** Development Management  
Cheshire West and Chester Council,  
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## Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

|                |  |
|----------------|--|
| Number         | <input type="text" value="12"/>                        |
| Suffix         | <input type="text"/>                                   |
| Property Name  | <input type="text" value="Arden"/>                     |
| Address Line 1 | <input type="text" value="Cliff Road"/>                |
| Address Line 2 | <input type="text" value="Acton Bridge"/>              |
| Address Line 3 | <input type="text" value="Cheshire West And Chester"/> |
| Town/city      | <input type="text" value="Northwich"/>                 |
| Postcode       | <input type="text" value="CW8 3QY"/>                   |

Description of site location must be completed if postcode is not known:

|                                     |                                     |
|-------------------------------------|-------------------------------------|
| Easting (x)                         | Northing (y)                        |
| <input type="text" value="359620"/> | <input type="text" value="375496"/> |

Description

## Applicant Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Demolition of existing dwelling and erection of replacement dwelling and detached garage, associated landscaping and driveway alterations

Reference number

23/01854/FUL

Date of decision (date must be pre-application submission)

17/10/2023

**Please state the condition number(s) to which this application relates**

Condition number(s)

Condition 2  
Condition 5

Has the development already started?

Yes

No

## Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

Based on current Planning Approval 23/01854/FUL

Condition 2 - Small section of the single storey ground floor side elevation will now not be built reducing the size of the replacement building by approximately 69 sq. metres

Condition 2 - Some windows made smaller on side elevation, an outside door added to plant room, minor internal floor plan changes and fewer glass panes in two windows but no size increase, plus opening roof light added to flat roof w.c.

Condition 5 - A cycle parking facility is a condition, but the planning officer stated that this was an error and meant for offices or large developments of blocks of flats and that this could be removed. The applicants currently only have 1 bicycle and this is kept in a locked garden shed which is better for security (theft) and as the shed is covered, the longevity of the bicycle is enhanced.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Condition 2 - should just say that 'the development hereby approved should be carried out in accordance with the revised plans submitted with the application.' In this instance, this covers the following revised drawings, which are attached to this application:

- 1) Proposed Site Plan (6545-02 Rev D)
- 2) Floor Plans (6545-03 Rev D)
- 3) Roof Plans (6545-04 Rev D)
- 4) Proposed Elevations (6545-06 Rev D)

Condition 5 - The cycle parking facilities are not required for a single dwelling and should be removed as a condition

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes  
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent  
 The applicant  
 Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes  
 No

## Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes  
 No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes  
 No

### Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- The Applicant  
 The Agent

Title

Mr

First Name

David

Surname

Edwards

Declaration Date

15/02/2024

Declaration made

## Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

David Edwards

Date

15/02/2024