

**DEMOLITION OF EXISTING DWELLING & ERECTION OF  
REPLACEMENT DWELLING & DETACHED GARAGE,  
ASSOCIATED LANDSCAPING AND DRIVEWAY  
ALTERATIONS**

**TO**

**ARDEN, 12 CLIFF ROAD, ACTON BRIDGE, CW8 3QY**

**SUPPORTING SECTION 73 PLANNING STATEMENT**

**BY**

**David & Victoria Edwards**

**Arden, 12 Cliff Road, Acton Bridge, Northwich, Cheshire, CW8 3QY.**

## **1. INTRODUCTION**

- 1.1 David & Victoria Edwards (the applicants) submit a **Section 73 Application** for a replacement dwelling at Arden, 12 Cliff Road, Acton Bridge, Northwich, Cheshire, CW8 3QY.
- 1.2 This Statement assesses the revised proposals against the current extant Planning Approval under reference 23/01854/FUL approved on 17<sup>th</sup> October 2023. This Section 73 application has minor alterations to the extant permission as highlighted below.
- 1.3 This **Section 73 Application** only comprises the following **altered drawings**, which have minor amendments vs the extant approval 23/01854/FUL. All other drawings are identical to those submitted with the current extant Approval.
  - Proposed Site Plan (6545 02 Rev D);
  - Existing and Proposed Roof Plans (6545-04 Rev D);
  - Existing & Proposed Floor Plans (6545-03 Rev D);
  - Proposed Elevations (6545-06 Rev D);

1.4 This Section 73 application is not accompanied by the following, but they all remain relevant as part of the extant approval under reference 23/01854/FUL:-

- A Sustainability Statement prepared by NWD Architects;
- Tree Survey and Arboricultural Assessment;
- Ecological Assessment prepared by Leigh Ecology; and
- All elements of the original Planning Statement covering 'Introduction', 'Context', and 'Assessment Against Relevant Planning Policy' and are identical to the current extant approved permission under ref 23/01854/FUL

1.5 This Statement is in three sections as follows:-

1. Introduction;
2. Minor changes within this Section 73 Application
3. Conclusions

## **2. Minor Changes within this Section 73 Application**

- 2.1 The ground floor plans have been reduced in size to omit the ground floor side section currently (existing structure) containing the garage, w/c, utility and kitchen. In the current extant approved permission (23/01854/FUL), this contained the gym, snug and w/c. This has reduced the overall footprint by 69 square metres vs the extant Approved Permission, meaning the main replacement dwelling has reduced from 431 sq. metres to 362 sq. metres. This will also reduce the carbon footprint, further enhancing sustainability! (Does not include new detached garage which remains unaltered at 63 sq. metres)
- 2.2 There is no change to the height of the new dwelling and it is as per the extant approved permission 23/01854/FUL and the first floor footprint also remains identical.

2.3 The following glass windows and doors have minor amendments as follows:

1. In drawing Proposed Elevations (6545—06 Rev D), upper and lower windows CW02 on the rear elevation (drawing 2) have exactly the same width in terms of overall size vs the extant approved permission 23/01854/FUL, but fewer panes.
2. On drawing 'Proposed Elevations (6545-06 Rev D)' drawing 3 showing the side elevation has a reduced sized window to the ensuite bathroom to bedroom 4
3. On drawing 'Proposed Elevations (6545-06 Rev D)' drawing 3 showing the side elevation has an additional outside door to the newly positioned plant room.
4. On drawing 'Proposed Elevations (6545-06 Rev D)' drawing 4 showing the side elevation, side approach has window W04 with exactly the same size overall, but is now in 4 sections opposed to the two sections shown in the current extant approval 23/01854/FUL
5. On the roof plans drawing (6545-04-Rev D) there is now an opening rooflight on the flat roof over the newly positioned ground floor w/c.

2.4 The current extant planning approval 23/01854/FUL has condition 5, stating that a cycle parking facility should be incorporated into the new dwelling, which the applicants would like removed. The applicants have already spoken to the CWAC Planning Officer who oversaw the approval 23/01854/FUL and were informed that this was an error and is usually incorporated to cover offices or large block of flats. The applicants currently have 1 bicycle, but have stated that this is stored in the large locked garden shed within the garden. This is both safer, in terms of theft, plus the bicycle is then not open to the elements and will have greater longevity! The Planning Officer stated that this condition could therefore be removed, which the applicants are now requesting.

### **3. CONCLUSIONS**

3.1 This revised Section 73 Application has a footprint which is reduced by 69 square metres vs the current extant Planning Approval under reference 23/01854/FUL granted on 17.10.2023, by omitting a ground floor section to the side elevation.

3.2 All other elements of the current extant Approval 23/01854/FUL will remain, covering enhanced design of the dwelling, enhanced sustainability and improved highway safety.

3.3 The further minimal changes to windows, see sizes either reduced or remaining the same in size, but with slight pane amendments, plus one extra outside door and an opening rooflight.

3.4 We therefore hope the Council will take the opportunity to grant planning permission under this Section 73 Application which provides a slightly smaller dwelling with minor other changes to the extant approved permission, but identical in terms of the majority of factors, especially meeting and surpassing the Government's Future Homes Standard 2025.