AGENDA

Part 1

Items during the consideration of which the meeting is expected to be open to members of the public (including the press) subject to any statutory right of exclusion.

Item

1. Apologies for Absence

To record any apologies received.

2. Code of Conduct - Declarations of Interest

Relevant Authorities (Disclosable Pecuniary Interests)

Regulations 2012

Members are reminded of their responsibility to declare any disclosable pecuniary or non-pecuniary interest which they have in any item of business on the agenda no later than when the item is reached.
3. **Minutes**

To confirm the minutes of the meeting held on 30 November 2016 as a correct record.

4. **Planning Applications (Main Plans List)**


**Part 2**

Items of a “confidential or other special nature” during which it is likely that the meeting will not be open to the public and press as there would be a disclosure of exempt information as defined in Section 100I of the Local Government Act 1972.

Nil
DEVELOPMENT MANAGEMENT COMMITTEE

30 November 2016

Present: Councillor T McCarthy (Chairman)
Councillors J Grime, J Wheeler, B Barr, D Keane,
S Woodyatt, P Carey, S Parish (Substituted for S Wright), K Mundry,
C Mitchell, J Flaherty and L Morgan

DM111 Apologies for Absence

Apologies were received from Councillor S Wright.

DM112 Code of Conduct – Declarations of Interest

<table>
<thead>
<tr>
<th>Councillor</th>
<th>Minute</th>
<th>Reason</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cllr J Flaherty</td>
<td>DM115</td>
<td>Cllr Flaherty was a Ward representative for the area, she had objected to the application on behalf of local residents.</td>
<td>Cllr Flaherty stood down from the committee, she took no part in the discussion or the vote thereon</td>
</tr>
<tr>
<td>Cllr S Woodyatt</td>
<td>DM116</td>
<td>Cllr Woodyatt was a Ward representative, she had been contacted by local residents but had not formed a view in relation to the application</td>
<td>Cllr Woodyatt remained in the meeting and took part in the discussion and vote thereon</td>
</tr>
<tr>
<td>Cllr B Barr</td>
<td>DM116</td>
<td>Cllr Barr knew the applicant, agent and objectors</td>
<td>Cllr Barr stood down from the committee and spoke in support of the application, he took no part in the discussion or the vote thereon</td>
</tr>
<tr>
<td>Cllr J Wheeler</td>
<td>DM117</td>
<td>Cllr Wheeler was a Parish Councillor for the area but had no discussions or involvement with the application</td>
<td>Cllr Wheeler remained in the meeting and took part in the discussion and vote thereon</td>
</tr>
</tbody>
</table>

DM113 Minutes

Resolved,

That the minutes of the meeting held on 9 November 2016 were agreed as a correct record and signed by the Chairman, subject to an amendment in relation to Minute
DM100 - Councillor S Wright stood down from the committee, Councillor Wright did not speak against the application.

**DM114 Planning Applications**

Resolved,

That Pursuant to the Town and Country Planning Act 1990 (As Amended) the applications for permission to develop land be considered and dealt with in the manner agreed.

**DM115 2016/28658 - Land to the corner of Kingsway South, next to the ambulance station on Farrell Street, Warrington - Advertisement - Two 6m x 3m hoardings set in a v-shape**

Executive Director of Economic Regeneration, Growth and Environment submitted the above application with a recommendation of approval subject to conditions.

Representations were heard against the officer recommendation.

Resolved,

That application 2016/28658 be refused.

Reason,

Harm to visual amenity.

**DM116 2016/28432 - 4, Oughtrington Lane, Lymm, Warrington, WA13 0RD - Full Planning - New detached dwellinghouse following demolition of the existing single storey garage. New access, subdivision of the garden and alterations to the existing dwelling and formation of a new parking area for the existing house.**

The Executive Director of Economic Regeneration, Growth and Environment submitted the above application with a recommendation of approval subject to conditions.

A site visit took place on Friday, 25th November 2016.

Representations were heard in support of and against the officer recommendation.

Resolved,

That application 2016/28432 be approved as per the officer recommendation.

**DM117 2016/28851 - Arlington House, 88, Ackers Road, Stockton Heath, Warrington, WA4 2EA - Full Planning - Proposed Demolition of an existing conservatory**
extension and brick outbuilding, construction of new single storey extensions and change of use of the existing coach house to C2.

The Executive Director of Economic Regeneration, Growth and Environment submitted the above application with a recommendation of approval subject to conditions.

A site visit took place on Friday, 25th November 2016.

Representations were heard in support of and against the officer recommendation.

Resolved,

That application 2016/28851 be approved as per the officer recommendation, but subject to additional conditions to require a landscaping scheme and to obscure the glazing in the rear of the former coach house building.

DM118 2016/28867 - St Gregorys Catholic High School, Cromwell Avenue, Warrington, WA5 1HG - Full Planning - Proposed Formation of new four court sports hall and conversion/adaptation of existing sports hall to provide teaching accommodation.

The Executive Director of Economic Regeneration, Growth and Environment submitted the above application with a recommendation of approval subject to conditions.

Resolved,

That application 2016/28867 approved as per the officer recommendation.

DM119 2016/29133 - Orford Youth Centre, Capesthorne Road, Warrington, WA2 0JF
Full Planning - Proposed installation of a new 3m high, paladin style fencing with single access gate to be installed

The Executive Director of Economic Regeneration, Growth and Environment submitted the above application with a recommendation of approval subject to conditions.

Resolved,

That application 2016/29133 be approved as per the officer recommendation.

Signed..................................

Dated..............................
<table>
<thead>
<tr>
<th>Item</th>
<th>Page</th>
<th>App number</th>
<th>App Location/Description</th>
<th>Recommendation</th>
</tr>
</thead>
</table>
| 1    | 2    | 2016/28760 | 29, Warren Road, Appleton, Warrington, WA4 5AG  
Householder - Retrospective Conservatory built on the side of the house | Refuse |
| 2    | 12   | 2016/28947 | 168, London Road, Warrington, WA4 5BH  
Full Planning - Proposed construction of new detached house in existing grounds including a new vehicle access to existing & proposed dwellings | Approve |
| 3    | 39   | 2016/29084 | 23, Oughtrington Lane, Lymm, Warrington, WA13 0QY  
Householder - Proposed extension and conversion of an existing double garage into an ancillary 'granny flat' together with a link extension to the existing dwelling. | Refuse |
| 4    | 47   | 2016/29119 | 3, Whitwell Close, Great Sankey, Warrington, WA5 3HW  
Householder - Proposed Single storey extension to rear | Approve |
DEVELOPMENT CONTROL COMMITTEE DATE 21-Dec-2016

ITEM 1

<table>
<thead>
<tr>
<th>Application Number:</th>
<th>2016/28760</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location:</td>
<td>29, Warren Road, Appleton, Warrington, WA4 5AG</td>
</tr>
<tr>
<td>Ward:</td>
<td>Appleton</td>
</tr>
<tr>
<td>Development</td>
<td>Householder - Retrospective Conservatory built on the side of the house</td>
</tr>
<tr>
<td>Date Registered:</td>
<td>23-Aug-2016</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Mrs Christine Susan Tickle</td>
</tr>
<tr>
<td>8/13/16 Week Expiry Date:</td>
<td>17-Oct-2016</td>
</tr>
</tbody>
</table>

Reason for Referral

Councillor Wheeler has requested that the application be considered by DMC.

This application was deferred at the 9th November 2016 meeting of DMC, to enable further discussion concerning possible amendments with the applicant. The applicant has now suggested an amendment to the appearance of the existing conservatory which is described below.

Site

The applicant property is a detached dwelling located on the corner of Warren Road in the residential area of Appleton. To the front of the property there is an area of hardstanding with some landscaping. To the rear there is an average sized unusually shaped garden. The property is sited on an elevated plot approximately 1m higher than Warren Road.

The boundary is formed from a retaining wall to the west side approximately 1m in height, which gradually reduces in height as the land on Warren Road rises.

To the rear of the property is an existing conservatory.

Proposal

This application represents a resubmission of a previously refused application 2016/2806 with no change in the position/size/appearance of the conservatory for which retrospective planning permission is being sought. In addition a number of letters (and a petition) of support from local residents have been
submitted along with a letter from the applicants GP. The applicant has now proposed that a 3.6 metres long raised landscaped planter be erected along the western side of the front garden in order to provide some screening.

Planning permission was previously refused for the retrospective conservatory for the following reason:

“The conservatory located to the side of the property is highly visible in the streetscene and fails to harmonise with the original dwelling. The conservatory appears overly prominent and incongruous with the character of the area to the detriment of wider visual amenity. The conservatory is contrary to SPG E guidance on Conservatories, Policy QE7 of the Local Plan Core Strategy and Paragraphs 56 and 64 of the NPPF.”

An appeal has been made against the above refusal and a decision is awaited from the Planning Inspectorate.

In accompaniment with the resubmission a number of letters of support from local residents have been supplied. Furthermore in this application a 3.67 metres long evergreen raised planting bed/strip is now proposed to the western boundary of the existing garden in order to provide screening.

The application seeks retrospective permission for the erection of a conservatory to the side of the property. The conservatory is an infill to the side of the original property and in front of the existing single storey side extension. The conservatory is fully visible from Warren Road when viewed from both the side and the front of the property.

The conservatory is of typical glass and white PCV construction, with large glazed panels to both the front and side elevations, additionally there is a door to the front elevation for access.

Since the deferral of the planning application, the applicant has considered a number of amendments to the appearance of the existing conservatory:

a) Replacing the existing lower UPVC panels with real brickwork.
b) Replacing the existing lower UPVC panels with artificial brick-cladding
c) Replacing the existing lower UPVC panels with brick coloured paint
d) Replacing the existing lower UPVC panels with clear or tinted glass

The applicant considers that options a), b) and c) are not practical alternatives for the following reasons:

a) Option a) (the use of real brickwork) would virtually require the removal/replacement of the existing conservatory and would be excessively costly to undertake.
b) Option b) (the use of brick cladding) would look shabby and visually unsatisfactory.
c) Option c) (the use of brick coloured paint) would look alien to the existing materials.

The applicant considers that option d) would be the most appropriate solution
in order to overcome the visual concerns previously identified (i.e.: the replacement of the lower white UPVC panels with clear or tinted glass). The applicants proposed amendment is illustrated below;

Relevant Planning History

Ref 79/7660  
Proposal PROPOSED ADDITIONAL BEDROOM.  
Decision Approved with Conditions

Ref 2016/28064  
Proposal Householder - Retrospective conservatory on the side of the house  
Decision Refused – appeal currently awaiting decision
Planning Policies

National Planning Policy Framework
Paragraph 56- The government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development is indivisible from good planning and should contribute positively to making places better for people.

Paragraph 64- Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions

Local Plan Core Strategy
CS1 Overall Spatial Strategy – Delivering Sustainable Development
QE6 – Environment and amenity protection
QE7 – Ensuring a high quality place

SPG2 – House extension Guidelines

WBC Standards for parking in new development

Notification Responses

Letters (signed by 8 persons) of support have been received from local neighbours and people who visit the area including a petition signed by 35 local residents stating the same
  • It has no adverse impact upon the visual amenity of the area
  • It adds some interest visually
  • It will improve the quality of life of the applicant

The applicants GP has also provided the following comments:
  • The applicant has multiple medical problems and is significantly disabled as a result of them
  • As a result of the above conditions, the applicant find it difficult to climb the stairs to go to bed and added the conservatory in order to change the existing dining room to a bedroom to avoid the need to climb stairs to go to bed.

1 comment received raising the following issues:
  • Not an objection but suggesting aesthetic improvements
  • Permanent shrubs to provide screening not fences
  • The house has previously been extended a number of times

Councillor Wheeler
Requests that the planning application be considered by members of the Development Management Committee.
Considers that the conservatory does not adversely affect the street scene and should be granted planning permission
Consultation Responses

Appleton Parish Council- no objections

Observations

Residential amenity
In relation to conservatories SPG E – conservatories states that the 45 degree rule should be applied to assess the impacts of the proposal on neighbouring properties. However considering the positioning of the conservatory and the distances between the applicant and adjacent properties (approximately 25m) it is not considered reasonable to apply the code in this particular case.

SPG 2 provides guidance on privacy/separation distances for habitable room windows. 21m is considered the minimum to ensure no loss of amenity for neighbouring and resident occupiers for facing habitable room windows.

The proposed conservatory would provide an outlook to the side and to the front. A distance in excess of 25m is maintained to the habitable room windows of the neighbouring property to the west and the property to the south. The proposal therefore accords with the guidance of SPG 2.

Therefore it is considered that there is no significant detrimental impact to residential amenity and the proposal accords with policy QE6 of the core strategy.

Parking
The proposed extension would not result in an increased number of bedrooms or the loss of parking provision; it is considered that the proposal is in accordance with the Parking Standards SPD. It is therefore considered that the proposal accords with policies QE6 of the core strategy.

Design
The area is characterised by a mix of detached and semi-detached properties of various size, scale and design. The extension would be visible from the streetscene.

SPG E states that the Council does not generally favour conservatories positioned to the front of a property. Whilst the conservatory is not forward of the front elevation, given the properties corner location it is highly visible in the streetscene. It is considered that the conservatory would appear alien and incongruous within the character of the area. The elevated plot, low boundary treatment and corner location of the conservatory result in a dominant feature within the streetscene. The conservatory is constructed from manmade white UPVC panels, glazing bars and roof hip bars, eaves beams etc. and in visual terms appears as a stark feature when viewed generally in the street scene and specifically against the backdrop of the existing (predominantly brick houses adjoining). There are no other similar structures in such prominent front/side locations locally and consequently its elevated position means that it appears as an alien/incongruous feature locally.
Despite a number of letters of support received, as noted above, and the proposed evergreen hedging, the application is still considered to be inappropriate given its elevated position on a corner plot. The conservatory would be dominant by virtue of its siting and materials palate when viewed in the wider streetscene.

Although the applicants suggested amendment, (involving the removal of the lower white UPVC panels and their replacement with clear or tinted glass panels) would result in a small improvement in the appearance of the conservatory; overall the visual improvement would be marginal with only a small amount of the existing white UPVC material being removed. As such it is not considered that the change proposed would overcome the visual objections to the appearance of the conservatory and a recommendation to refuse planning permission would still be appropriate.

**Special/personal circumstances**

Exceptionally the personal circumstances of an occupier may be material to the consideration of a planning application; however, government guidance considers that such arguments will seldom outweigh more general planning considerations (i.e.: such as the long term visual impact on the character of the area). The supporting information received from the applicants GP confirms that the conservatory would benefit the applicant and assist in coping with her current disabilities. It is noted that an accompanying letter was received with the planning application, stating that the main purpose for the conservatory is to provide the applicant, a registered disabled person, with a conveniently accessible sunny area from her bedroom, especially during winter months. Whilst this is noted it is considered that these circumstances do not provide adequate justification to overcome the long term detrimental visual impact upon the character of the area that would result from the retention of the conservatory. Such an impact would be felt long after the personal circumstances (put forward) retained their relevance.

**Human Rights**

The relevant provisions of the Human Rights Act 1998 and the European Convention on Human Rights have been taken into account in the preparation of this report, particularly the implications arising from the following rights:-

- Article 8 - The right to respect for private and family life, home and correspondence.
- Article 1 of Protocol 1 - The right of peaceful enjoyment of possessions and protection of property.

Part of the letter accompanying the planning application states that the Human Rights Act 1988 must be considered when making a decision on this application. While the applicant’s circumstances are noted, the Human Rights Act 1988 does not fall within the scope of planning and cannot be used as justification for this conservatory.
**Recommendation**

Refuse

**Reasons**

1. The conservatory located to the side of the property is highly visible in the streetscene and fails to harmonise with the original dwelling. The conservatory would be dominant by virtue of its siting and materials palette when viewed in the wider area. The conservatory appears overly prominent and incongruous with the character of the area to the detriment of wider visual amenity. The conservatory is contrary to SPGE guidance on Conservatories, Policy QE7 of the Local Plan Core Strategy and Paragraphs 56 and 64 of the NPPF.
Appendix 1 – photos
Appendix 2 – Drawings

Site plan

Elevations

SOUTH ELEVATION

WEST ELEVATION
DEVELOPMENT CONTROL COMMITTEE DATE 21-Dec-2016

ITEM 2

Application Number: 2016/28947
Location: 168, London Road, Warrington, WA4 5BH
Ward: Stockton Heath
Development
Full Planning - Proposed construction of new detached house in existing grounds including a new vehicle access to existing & proposed dwellings
Date Registered: 05-Oct-2016
Applicant: Mr Lohan
8/13/16 Week Expiry Date: 29-Nov-2016

Reason for Referral

Appleton Parish Council object and request a site visit is undertaken prior to any decision being made.

Human Rights

The relevant provisions of the Human Rights Act 1998 and the European Convention on Human Rights have been taken into account in the preparation of this report, particularly the implications arising from the following rights:-

- Article 8 - The right to respect for private and family life, home and correspondence.
- Article 1 of Protocol 1 - The right of peaceful enjoyment of possessions and protection of property.

Site and surroundings

This application relates to the property at 168 London Road in Stockton Heath and its curtilage. The property at 168 London Road, which is of Georgian style, is located to the northern end of the plot.

Vehicular access to 168 London Road is taken via a drop crossing off London Road, with parking for several cars being provided on a hard-surfaced area located to the front of the property, beyond which there is a large garden area.

The application site is located within a residential area, being bounded on to the north, east and west by residential properties in a variety of styles. There
is a plot of open land located to the south.

The property at 166 London Road, Bridge Cottage, is a Grade II Listed building. The existing property at 168 London Road screens the area of development from Bridge Cottage and therefore the impact of the proposal on the listed building is not considered further.

**Proposal**

Planning permission is sought to subdivide the plot and erect a two storey, 3 bedroomed dwelling at the southernmost end of the plot.

The proposed dwelling, which would have a maximum footprint of 9m by 9.8m, would measure 4.3m in height at the eaves and 7m in height at the ridge with a pitched roof, which would incorporate a series of 3 dormers in both the front and rear roofslope.

The dwelling would be set back 3m from the back of the footpath on London Road, being set in 2m from the southern boundary of the site and at least 5.5m from the western boundary of the site.

The dwelling would be of a brick construction with a natural slate roof, timber windows painted white with sandstone effect lintels and cills and a hardwood door. The bi-folding doors to the rear would be of an aluminium construction, colour treated in white.

In order to provide vehicular access to the existing and proposed dwellings a new vehicular access would be created from London Road. The access would be gated via the erection of inward opening motorised gates. Both the existing dwelling and the proposed dwelling would be provided with a large hard-surfaced driveway capable of accommodating a number of cars. The existing vehicular access serving 168 London Road would be removed and the existing boundary wall extended.

Amended plans show a smaller unit, with the proposed access detail being revised in order to provide appropriate visibility splays.

**Relevant site history**

97/36360 – Proposed conservatory – Approved 23.5.1997

83/14669 – Proposed conversion of swimming pool structure and outbuildings to form one private dwelling – Refused 30.6.1983, Appeal allowed

81/11502 – Conversion of swimming pool building to single dwelling – Refused 15.4.1981, Appeal dismissed

80/11188 - Conversion of swimming pool building to a single dwelling – Withdrawn 10.2.1981
75/1674 - Approval of reserved matters for proposed swimming pool building. (outline app. 74/0446) – Approved 24.7.1975.

74/0518 - Raising height of existing boundary wall to 7 feet overall height – Approved 22.8.1974

74/0446 – Outline application for the erection of a swimming pool – Approved 27.6.1974

74/0288 - Change of use from outbuildings to flat and private garage – Approved 27.6.1974

Planning Policy

National Planning Policy Framework
Core planning principles
Chapter 4 – Promoting sustainable transport
Chapter 6 – Delivering a wide choice of high quality homes
Chapter 7 – Requiring Good Design
Chapter 11 – Conserving and enhancing the natural environment

Local Plan Core Strategy
CS1 – Delivering Sustainable Development
CS2 – Quantity and Distribution of Development
SN1 – Distribution and Nature of New Housing
QE3 – Green Infrastructure
QE6 – Environment and Amenity Protection
QE7 – Ensuring a high quality place
MP1 – General Transport Principle
MP7 – Transport Assessments and Travel Plans

Supplementary Planning Documents
Environmental Protection SPD
Design and Construction SPD
Standards for Parking in New Development SPD

Consultation Responses

Environmental Protection
No objection subject to conditions.

Highways
No objection to revised plans, subject to conditions.

United Utilities
Offer advice in respect of drainage, the water supply to the unit and the relationship of the development to United Utilities assets- the applicant will be made aware of the advice offered via the attachment of an informative
Notification Responses

Appleton Parish Council
Objected to the application as originally submitted on the 14th October 2014, commenting as follows –

The Parish Council wishes to object to this planning application as the Parish Council feel that the construction of a new detached house in the grounds of the existing house would be overdevelopment of the plot. The Parish Council is also concerned regarding the proposal to relocate the access for the entrance onto London Road on traffic grounds. The Parish Council request for this planning application to be referred to the Development Control Committee and that members undertake a site visit prior to any decision on this planning application being made.

After being consulted on the revised scheme the Parish advised they do not wish to submit any further comment on the application, before stating that their original objection still stands.

Ward Councillors
No comments received to date

Neighbours
Two letters of representation have been received in response to the original consultation on this application. The following issues have been raised -

- The proposed house will completely overlook our property - 169A London Road. Our privacy will be compromised as we currently look out at trees. In addition, I have concerns regarding the vehicle access
- The proposed house is within very close proximity to the Garden Room located in the grounds of 168a. This building is suitable for year round use and has the benefit of electricity, running water a w/c and heating. It has full height opening sash windows on all elevations two of which are within 5m of and face directly into the proposed development. The Garden Room is suitable for a wide range of uses. Despite being detached from 168a the Garden Room should be considered as a habitable room. The proposed dwelling would have a permanent detrimental impact on the amenity of the occupiers of 168a. This application is therefore contrary to Policy QE5 (Environment and Amenity Protection) of the Warrington Local Plan. Additionally, the Warrington Design and Construction SPD (pg 30) notes that development proposals will be assessed in juxtaposition to existing uses with regards to amenity. In this regards we contend that the amenity impact of the proposed development on 168a is unacceptable.
- We would also like to highlight paragraph 53 of the National Planning Policy Framework which seeks to encourage local authorities to resist inappropriate development of residential gardens.
- A review of the proposed dwelling in the context of the site highlights that the house is vast in comparison to the grounds that it is located within both in terms of site coverage and height. This is in direct contrast to the houses within the surrounding area which are generally located in
generous grounds and gardens. The development is therefore not in keeping with the character of the surrounding area.

- This house would be the fourth to be constructed in the original grounds of 168 London Road in recent years.
- The application contains very few details with regards to highways. We therefore request that the council should require the submission of further information to confirm that the access arrangements are acceptable for the proposed use.

Neighbouring residents have been consulted on the revised scheme. One letter of representation has been received as a result of the re-consultation, from an individual who wrote in previously. The objector made the following comment –

**Whilst we have seen the amended plans our objection still applies. The proposed house will totally overlook our property and our privacy will be completely gone. At present, from the upstairs we can see trees from our bedroom window and this view would be replaced by the proposed property. This is a busy main road and we have had a near fatality on London Road at the corner of Dingleway and access for more vehicles opposite could pose a potential risk close to such a busy junction and the bridge.**

**Observations**

**Principle of development**

Policy CS1 of the Warrington Core Strategy states that throughout the Borough development proposals that are sustainable will be welcomed and approved without delay. It states that in order to be sustainable development must accord with national and local policy and have regard to, amongst other things, the planned provision for housing growth; the priority afforded to accommodating growth in inner Warrington through the use of previously developed land and the need to develop sites in appropriate locations accessible by public transport, walking and cycling.

Policy CS2 of the Warrington Borough Council Core Strategy states that the re-use of previously developed land within defined settlements will be prioritised with at least 80% of new homes within the Borough being delivered on previously developed land. It also states that around 60% of new residential development should be delivered in the Inner Warrington area, with the remaining 40% being provided within the suburban areas of the town of Warrington and within the Boroughs defined outlying settlements.

The sentiments of policy CS2 are re-iterated in policy CS9 which relates to Inner Warrington and policy SN1 which set out the distribution and nature of new housing required, with both these policies emphasising the need to ensure that the mix of housing in terms of type, size and tenure meets identified needs and ensures that an attractive and balanced housing offer is available.
Policy SN2 of the Warrington Borough Council Core Strategy, which relates to securing mixed and inclusive communities, states that a mixture of housing types and tenures will be provided through the delivery of new homes in order to help secure mixed and inclusive neighbourhoods.

The Local Plan Core Strategy housing target was however quashed by the High Court in February 2015. In the absence of a housing target the Council is not currently able to demonstrate a 5 year housing land supply. This will be addressed as part of the work to reinstate the housing target as set out in the Council’s updated Local Development Scheme which was approved by the Council’s Executive Board in April 2015, with a further update on progress reported to Executive Board in October 2015.

Until the Council can demonstrate a 5 year housing supply paragraph 49 of the NPPF confirms that relevant policies for the supply of housing should not be considered up-to-date. This means that presumption in favour of sustainable development as set out in paragraph 14 of the NPPF will apply.

Paragraph 14 of the NPPF advises that where the development plan is out of date, planning permission should be granted unless “any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole” or “specific policies in this Framework indicate development should be restricted”.

Annex 2 of the NPPF provides a definition of what constitutes previously developed land stating that “Previously-developed land is land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure”. It advises that land in built up areas, such as private residential gardens are not previously developed land.

According to this definition the application site is a Greenfield site as it forms part of the residential curtilage for 168 London Road. Notwithstanding this having regard to the small scale of the proposed development, which involves the introduction of one dwelling only, it is not considered that the proposal would compromise the ability of the Council to achieve its objective of delivering 80% of new homes on previously developed land.

The application site is considered to be located within a sustainable location being located within 0.2 miles/ a 3 minute walk of Stockton Heath District Centre. The proposal is therefore considered to represent an efficient and effective use of land as it would involve the development of a site which is located well located in terms of access to goods and services.

Given that the application site is located within a predominantly residential area, introducing residential accommodation at the application site is deemed to be acceptable and appropriate.

For these reasons subject to the development being acceptable in terms of its visual impact, its relationship to neighbouring residents; its impact upon the
highway network and in all other regards the principle of erecting a new dwelling at the site is acceptable and in accordance with the NPPF and the Core Strategy; the proposal would provide additional residential accommodation and contribute towards meeting the housing needs of the Borough.

In any event it is necessary to have regard to the fact that the Council is unable to demonstrate a 5 year supply of housing, which means the housing polices in the plan are considered to be out of date, with paragraph 14 of the NPPF advising that where the development plan is out of date, planning permission should be granted unless “any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole” or “specific policies in this Framework indicate development should be restricted”. On this basis it is considered that the principle of the development is acceptable – the site is located within an urban area with the proposal offering an opportunity to develop a site which is located within an accessible and sustainable location and there are no specific policies in the framework which indicate that the development should be restricted.

**Visual Amenity**

One of the 12 core planning principles of the NPPF is to always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings (paragraph 17). Paragraph 56 of the NPPF states that the Government attaches great importance to the design of the built environment - good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Paragraph 64 of the NPPF states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Policy CS1 of the Warrington Borough Council Core Strategy identifies the need to deliver high standards of design that have regard to local distinctiveness.

Policy QE7 of the Warrington Borough Council Core Strategy states that development proposals should reinforce local distinctiveness and enhance the character, appearance and function of the street scene, local area and wider townscape. It also advises that any new development should harmonise with the scale, proportions and materials of adjacent and existing buildings and maintain and respect the landscape character of the area where they are located.

Planning permission is sought to subdivide the plot and erect a two storey, 3 bedroomed dwelling at the southernmost end of the plot.

The proposed dwelling, which would have a maximum footprint of 9m by 9.8m, would measure 4.3m in height at the eaves and 7m in height at the
ridge with a pitched roof, which would incorporate a series of 3 dormers in both the front and rear roofslope.

The properties on London Road, Birchdale Road and Dingleway, which would form the immediate context for the development, include two storey terraced, detached and semi-detached units and consequently it is considered that the scale and massing of the proposed dwelling is appropriate, with the unit being subordinate to the existing dwelling at 168 London Road.

The dwelling would be set back 3m from the back of the footpath on London Road, being set in 2m from the southern boundary of the site and at least 5.5m from the western boundary of the site.

The dwelling would be sited so it respects the established building line on this stretch of London Road with an element of space being retained to the front and side of the dwelling. The proposed siting is therefore also deemed appropriate.

The proposed dwelling would be of a traditional design, having a central door with canopy above and incorporating a series of 3 dormers in both the front and rear roofslope. The unit would be of a brick construction with a natural slate roof, timber windows painted white with sandstone effect lintels and cills and a hardwood door. The bi-folding doors to the rear would be of an aluminium constructed, colour treated in white.

Having regard to the variety of property styles and the mixed palette of materials used in the construction of the properties within the vicinity of the application site it is considered that the design and external appearance of the unit is acceptable.

For these reasons, subject to the attachment of conditions to ensure the use of satisfactory materials and appropriate landscaping, the proposed development would make a positive contribution to the visual amenities of the area. The proposal is therefore considered to be in accordance with policies CS1 and QE7 of the Warrington Borough Council Core Strategy and the design policies in the National Planning Policy Framework.

Residential Amenity

One of the 12 core planning principles of the NPPF is to always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings (paragraph 17).

Policy CS1 of the Warrington Borough Council Core Strategy identifies the need to safeguard public amenity.

Policy QE6 of the of the Warrington Borough Council Core Strategy identifies that consideration should be had to the need to respect the living conditions of existing neighbouring occupiers in relation to overlooking/loss of privacy, outlook, sunlight, daylight, overshadowing, noise and disturbance. Policy QE6
also states that the Council will only support development that would provide future occupants with a satisfactory standard of amenity.

The application site is located within a residential area, being bounded on to the north, east and west by residential properties in a variety of styles. There is a plot of open land located to the south.

The proposed dwelling would have both ground and first floor habitable room windows in the side elevation facing the existing dwelling at 168 London Road. The existing dwelling at 168 London Road has both ground and first floor habitable room windows in the elevation facing the proposed dwelling. The side elevation of the proposed dwelling would be sited at least 13.6m from the common boundary between the two units and at least 28m from the existing dwelling at 168 London Road.

The proposed dwelling would be significantly offset from the dwelling at 168a London Road which sits to the west; however it would be sited within close proximity to a detached garden room at 168a London Road which encroaches and marks part of the common boundary. At its closest the ground floor element of the proposed dwelling would be set 3m from the garden room and the two storey element would be set 2.5m from the garden room - see extract below.

The garden room has windows in the elevation running along the common boundary between the application site and 168A London Road, however the main light and outlook to the garden room at 168a London Road is provided by windows and doors in elevations facing into the garden area of 168a London Road. It is not considered that the presence of the garden room should restrict the development as the windows facing the application site do not provide the main source of light and/or outlook to the garden room, with it being unreasonable for the occupants of 168A London Road to rely on land outside their ownership for light/outlook in their garden room. Furthermore there is nothing to stop the existing occupants of 168 London Road erecting planting/vegetation against the windows.
The proposed dwelling would have both ground and first floor habitable room windows in the rear elevation which would face the common boundary with 168a London Road. The single storey element of the dwelling, which would contain a ground floor kitchen window, would be sited 5.5m from the common boundary with 168A London Road, with the two storey element, which would contain windows serving a bedroom, landing and a bathroom, being located 7.5m from the common boundary with 168A London Road. The proposed dwelling would be sited so it faces the rear portion of the garden at 168a London Road, looking onto a portion of the garden which sits behind the garden room, away from the main useable garden space at 168A London Road.

The proposed dwelling would have both ground and first floor habitable room windows in the front elevation. The main front elevation of the proposed dwelling would be located approximately 14.2m from the side/rear boundary of the property known as Gable End which is located opposite, at the junction of London Road and Dingleway. The proposed dwelling and the property known as Gable End would not have any directly facing windows.

For these reasons it is not considered that the introduction of the proposed dwelling would result in neighbouring residents experiencing a loss of amenity by virtue of a loss of light, privacy and/or overbearing impact.

With regard to noise and disturbance it is not considered that the erection of one new dwelling at the site would generate a level of activity that would result in neighbouring land users being exposed to an unacceptable increase in noise and disturbance.

With regard to the level of residential amenity future occupants of the proposed dwellings would enjoy future occupants would be provided with adequate light and outlook from their habitable room windows. They would also be provided with an area of useable amenity space in the form of a rear garden. It is therefore considered that future occupants of the proposed dwellings would be provided with a satisfactory standard of living subject to the attachment of the recommended condition relating to noise insulation.

The proposal is therefore considered to be in accordance with policies CS1 and QE6 of the Warrington Borough Council Core Strategy and the thrust of the NPPF as it would not adversely affect the level of residential amenity neighbouring residents can reasonably expect to enjoy and the development would provide future occupants with satisfactory living conditions.

**Parking and highway safety**

Policy CS1 of the Warrington Borough Council Core Strategy identifies the need to protect public safety.

Policy QE6 of the Warrington Borough Council Core Strategy identifies the need to consider the effect and timing of traffic movements to, from and within the site, and whether adequate car parking is proposed in order to ensure that
any new development does not have an adverse impact upon highway safety.

Policy MP1 of the Warrington Borough Council Core Strategy states that in order to secure sustainable development the Council will support proposals where they adhere to locally determined car and cycle parking standards.

Policy MP7 of the Warrington Borough Council Core Strategy states that the Council will require all development to (a) demonstrate that it will not significant harm highway safety and (b) show that all trips generated by development can be adequately served by Warrington’s Transport Network. Where a development will have a significant effect on the transport network policy MP7 advises that appropriate mitigation measures, including any necessary transport infrastructure, will need to be put in place before the development is used or occupied.

According to the Warrington Parking Standards a three bedroom property in this location should be provided with two allocated parking spaces and a visitor parking space.

In order to provide vehicular access to the existing and proposed dwellings a new vehicular access would be created from London Road. The access would be gated via the erection of inward opening motorised gates. Both the existing dwelling and the proposed dwelling would be provided with a large hard-surfaced driveway capable of accommodating a number of cars. The existing vehicular access serving 168 London Road would be removed and the existing boundary wall extended.

The Council’s Highways team have advised that there is no objections to the revised proposal, as adequate car parking provision would be provided for each dwelling, with appropriate visibility splays being provided at the new entrance. Three conditions are recommended to – one requiring the submission, approval and subsequent implementation of a construction management plan, another requiring the approved parking, access and visibility splays to be implemented and maintained and a third requiring the submission, approval and subsequent implementation of a scheme for charging of electric vehicles.

Subject to the attachment of the conditions recommended by the Council’s highway it is considered that the proposal would accord with policies CS1, QE6, MP1 and MP7 of the Warrington Borough Council Core Strategy.

**Recommendation**

Approve subject to Conditions

**Conditions & Reasons**

1. The development hereby approved shall be commenced before the expiration of three years from the date of this permission.
Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions and to comply with Section 91 (as amended) of the Town & Country Planning Act 1990.

2. The development hereby approved shall be carried out in accordance with the following approved plans –
   Plans ahead site location plan
   Proposed site layout plan – drawing 2 of 10 Rev C received 11.11.16
   Proposed floorplans – drawing 3 of 10 Rev C received 11.11.16
   Proposed elevations – drawings 4 of 10 Rev C, 5 of 10 Rev C, 6 of 10 Rev C and 7 of 10 Rev C received 11.11.16
   Existing and proposed sections – drawing 9 of 10 received 11.11.16

Reason: For the avoidance of doubt and to define the permission

3. Notwithstanding any description of materials in the application no above ground construction works shall take place until samples or full details of materials to be used externally on the dwelling hereby approved and in the proposed access gates have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policy QE7 of the Warrington Core Strategy and the Warrington SPD: Design and Construction

4. Notwithstanding the details shown on the approved plans, the development hereby permitted shall not be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works.

The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within 18 months of final occupation of the development hereby permitted, whichever is the sooner.

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its consent in writing.
to any variation.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with Policy QE7 of the Warrington Core Strategy, the Warrington SPD: Design and Construction and the National Planning Policy Framework.

5. No development (other than demolition and site clearance works) shall take place until the steps in Sections A and B below are undertaken:

A: CHARACTERISATION: With specific consideration to human health, controlled waters and wider environmental factors, the following documents must be provided (as necessary) to characterise the site in terms of potential risk to sensitive receptors:

- Preliminary Risk Assessment (PRA or Desk Study)
- Generic Quantitative Risk Assessment (GQRA) informed by a Intrusive Site Investigation
- Detailed Quantitative Risk Assessment (DQRA)
- Remedial Options Appraisal

Completing a PRA is the minimum requirement. DQRA should only to be submitted if GQRA findings require it.

B: SUBMISSION OF A REMEDIATION & VERIFICATION STRATEGY: As determined by the findings of Section A above, a remediation strategy (if required) and verification (validation) strategy shall submitted in writing to and agreed with the LPA. This strategy shall ensure the site is suitable for the intended use and mitigate risks to identified receptors. This strategy should be derived from a Remedial Options Appraisal and must detail the proposed remediation measures/objectives and how proposed remedial measures will be verified.

The actions required in Sections A and B shall adhere to the following guidance: CLR11 (Environment Agency/DEFRA, 2004); BS10175 (British Standards Institution, 2011); C665 (CIRIA, 2007).

Reason: To mitigate risks posed by land contamination to human health, controlled water and wider environmental receptors on the site (and in the vicinity) during development works and after completion in accordance with Policy QE6 of Warrington Core Strategy (July 2014); Paragraph 121 of the National Planning Policy Framework (March 2012), and Section 4 of the Environmental Protection Supplementary Planning Document (May 2013).

Disclaimer: Irrespective of any involvement by this LPA, the responsibility to address contaminated land issues, including safe (re)development and secure occupancy, resides entirely with the
Landowner/Developer of the site.

6. The development shall not be taken into use until the following requirements have been met and required information submitted to and approved by the Local Planning Authority (LPA):

A: REMEDIATION & VERIFICATION: Remediation (if required) and verification shall be carried out in accordance with an approved strategy. Following completion of all remediation and verification measures, a Verification Report must be submitted to the LPA for approval.

B: REPORTING OF UNEXPECTED CONTAMINATION: All unexpected or previously-unidentified contamination encountered during development works must be reported immediately to the LPA and works halted within the affected area(s). Prior to site works recommencing in the affected area(s), the contamination must be characterised by intrusive investigation, risk assessed (with remediation/verification measures proposed as necessary) and a revised remediation and verification strategy submitted in writing and agreed by the LPA.

C: LONG-TERM MONITORING & MAINTENANCE: If required in the agreed remediation or verification strategy, all monitoring and/or maintenance of remedial measures shall be carried out in accordance with the approved details.

The site shall not be taken into use until remediation and verification are completed. The actions required to be carried out in Sections A to C above shall adhere to the following guidance: CLR11 (Environment Agency/DEFRA, 2004); BS10175 (British Standards Institution, 2011); C665 (CIRIA, 2007).

Reason: To mitigate risks posed by land contamination to human health, controlled water and wider environmental receptors on the site (and in the vicinity) during development works and after completion in accordance with Policy QE6 of the Warrington Core Strategy (July 2014); Paragraph 121 of the National Planning Policy Framework (March 2012), and Section 4 of the Environmental Protection Supplementary Planning Document (May 2013).

Disclaimer: Irrespective of any involvement by this LPA, the responsibility to address contaminated land issues, including safe (re)development and secure occupancy, resides entirely with the Landowner/Developer of the site.

7. A scheme for insulating the building envelope from noise sources both within and outside the properties shall be submitted to and approved by the LPA before development commences. This scheme must achieve
the internal noise levels set out below and include any transportation, industrial, commercial and entertainment noise.

The following noise levels will need to be achieved in habitable rooms and outdoor areas as set out in BS8233:2014:

Daytime Noise (07:00-23:00) Living Rooms & Bedrooms - 35 dB LAeq,16hr
Daytime Noise (07:00-23:00) Dining Areas - 40 dB LAeq,16hr
Daytime Noise (07:00-23:00) Outdoor Amenity Areas - 50 dB LAeq,16hr NB. 55dB LAeq,16hr can be accepted in exceptional cases where normal mitigation cannot reach the 50dB level.
Night time Noise (23:00 – 07:00) Bedrooms - 30 dB LAeq,8hr,
Night time noise (23.00 – 07.00) Bedrooms - 45dB LAmax no more than 10-15 times per night (WHO guidelines)

These levels must be capable of being achieved with windows open. For the purposes of calculation and unless specific window attenuation calculations are provided, noise reduction through a partially open window should be assumed to be 15dBA. If the above levels cannot be achieved with open windows, then the scheme must also include provisions for forced acoustically protected ventilation that will not compromise the acoustic performance of any proposals.

Reason: To ensure a satisfactory standard of living environment for incoming occupiers in accordance with: Policy QE6 of the Warrington Core Strategy (July 2014); Paragraph 123 of the National Planning Policy Framework (March 2012); and Section 6 of the Environmental Protection Supplementary Planning Document (May 2013)

8. Prior to the first occupation of the dwelling hereby approved, the means of access to the site, the visibility splays for the new access and the car parking spaces for the new dwelling hereby approved and the existing unit at 168 London Road shall be provided and made available for use in accordance with drawing 2 of 10 rev C. The car parking shall be retained as such thereafter and visibility splays of 2.4m by 43m. above 600mm shall be provided at all times thereafter.

Reason: In the interest of highway safety in compliance with Policy QE6 of the Local Plan Core Strategy.

9. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to the Local Planning for approval. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
   i. the parking of vehicles of site operatives and visitors
   ii. the loading and unloading of plant and materials
   iii. the storage of plant and materials used in constructing the development
iv. measures to control the accumulation of mud and debris on the highway

Reason: In order to comply with Policy QE6 of the Warrington Core Strategy. A pre-commencement condition is needed so that all construction matters are properly controlled prior to commencement of all development including construction.

10. Prior to the occupation of the development, details of a scheme of electric vehicle charging points to serve the development shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to the first occupation of the dwelling hereby approved.

Reason: In order to ensure that there is adequate provision for the charging of electric vehicles in accordance with the Council’s car parking standards (Warrington SPD: Standards for Parking in new Development).

11. Prior to the commencement of the development hereby approved, a scheme for the disposal of foul and surface waters within the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: To ensure that the development is subject to minimum risk of flooding in accordance with Policy QE4 of the Warrington Core Strategy and the National Planning Policy Framework

Informatives

1. The Local Planning Authority operates a pre-planning application advice service. All applicants are encouraged to engage with the Local Planning Authority at pre-planning application stage. As part of the determination of this planning application the Local Planning Authority has worked pro-actively and positively with the applicant ensuring that upon receipt all representations and consultation responses are available to view on the Council's web site. The Local Planning Authority has considered the application and where necessary considered either the imposition of planning conditions and/or sought reasonable amendments to the application in order to deliver a sustainable form of development in accordance with the National Planning Policy Framework.

2. This consent is granted subject to conditions and it is the owner and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the
development and beyond.

If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent:

(a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.
(b) In addition if a condition precedent is breached, the development is unauthorised and the only way to rectify the development is the submission of a new application. If any other type of condition is breached then you will be liable to a breach of condition notice.

3. With effect from 1 April 2009, Government legislation introduced new national procedures for the discharge of conditions relating to planning permissions. Where planning permission is granted subject to conditions, it is the responsibility of the applicant, or any subsequent developer, to ensure that the terms of all conditions are met in full at the appropriate time. For each request to discharge one or more conditions, the relevant forms and fee should be submitted to Warrington Borough Council. Please see www.planningportal.gov.uk/uploads/appPDF/M0655Form027_england_en.pdf and www.planningportal.gov.uk/PpApplications/genpub/en/StandaloneFeeCalculator to download forms and obtain fee information. It should be noted that any number of conditions, relating to the same planning application, can be discharged at one time and therefore will only incur the one applicable fee. If conditions are discharged individually, a fee will be payable for each request made.

4. United Utilities have offered the following advice –

In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way. The NPPG clearly outlines the hierarchy to be investigated by the developer when considering a surface water drainage strategy. We would ask the developer to consider the following drainage options in the following order of priority: 1. into the ground (infiltration); 2. to a surface water body; 3. to a surface water sewer, highway drain, or another drainage system; 4. to a combined sewer.

The level of cover to the water mains and sewers must not be compromised either during or after construction.

A separate metered supply to each unit will be required at the
applicant's expense and all internal pipework must comply with current water supply (water fittings) regulations 1999.

The applicant should contact United Utilities on 03456 723 723 regarding connection to the water mains/public sewers.

It is the applicant's responsibility to demonstrate the exact relationship between any United Utilities' assets and the proposed development. United Utilities offer a fully supported mapping service and recommend the applicant contact their Property Searches Team on 0370 751 0101 to obtain maps of the site.

Due to the public sewer transfer, not all sewers are currently shown on the statutory sewer records, if a sewer is discovered during construction; please contact a Building Control Body to discuss the matter further.

If the applicant intends to offer wastewater assets forward for adoption by United Utilities, the proposed detailed design will be subject to a technical appraisal by an Adoptions Engineer as we need to be sure that the proposal meets the requirements of Sewers for adoption and United Utilities' Asset Standards. The proposed design should give consideration to long term operability and give United Utilities a cost effective proposal for the life of the assets. Therefore, should this application be approved and the applicant wishes to progress a Section 104 agreement, we strongly recommend that no construction commences until the detailed drainage design, submitted as part of the Section 104 agreement, has been assessed and accepted in writing by United Utilities. Any works carried out prior to the technical assessment being approved is done entirely at the developers own risk and could be subject to change.

Further information regarding Developer Services and Planning can be found at the United Utilities website http://www.unitedutilities.com/builders-developers.aspx

5. For advice concerning Environmental Protection matters [Contaminated Land Assessments, Air Quality Assessments, Odour Assessments, Noise or Lighting requirements] please refer to the Environmental Protection Supplementary Planning Document on the Warrington Borough Council website: https://www.warrington.gov.uk/downloads/file/4089/spd_environmental_protection

Contact: For further verbal advice please contact Mrs Angela Sykes regarding Contaminated Land on 01925 442557, Mr Richard Moore regarding Air Quality on 01925 442596 or Mr Steve Smith regarding Odour, Noise or Lighting on 01925 442589.

Disclaimer: Irrespective of any involvement by this LPA, the responsibility to address contaminated land issues, including safe (re)development and secure occupancy, resides entirely with the
Landowner/Developer of the site.

6. If planning applications are for individual residential properties (i.e.: one dwelling) a Screening Assessment Form may be used as a basic contamination assessment to satisfy the requirements of the Contaminated Land Condition. Please note a Screening Assessment Form will not be accepted for developments than are larger than one singe dwelling. Please refer to Section 4.3.2 of the Environmental Protection Supplementary Planning Document.

Contact: The Screening Assessment Form can be requested directly from the Environmental Protection Team on 01925 442581 or contaminatedland@warrington.gov.uk

Disclaimer: Irrespective of any involvement by this LPA, the responsibility to address contaminated land issues, including safe (re)development and secure occupancy, resides entirely with the Landowner/Developer of the site.

7. In the interests of residential amenity, the applicant/agent/developer is strongly advised to adopt the following recommended construction/demolition hours for all works on site.

Works audible at or beyond the site boundary should not occur outside of Monday to Friday 08.00hrs to 18.00 hrs, Saturday 08.30hrs to 13.30hrs and at no time on Sundays or Public/Bank Holidays.

Noisy or disruptive works carried on outside of these hours are much more likely to raise objections or complaints by local residents (due to disturbance) to the redevelopment of the site which may, in turn, result in formal action being pursued by Public Protection Services to enforce the recommended hours.

Contact: For more advice and guidance on recommended construction/demolition hours or construction/demolition methods, please contact an officer from Public Protection on 01925 442589.

8. The external lighting should be designed and installed by competent persons. The system should be designed according to best practice in respect of glare, light spill and efficiency. Advice can be obtained from: Institution of Lighting Professionals
Regent House
Regent Place
Rugby
CV21 2PN
https://www.theilp.org.uk/home/

9. To create the new access a Road Opening Permit must be applied for and approved by the Highway Authority. The applicant should contact John Drake in the Council’s Highway team on 01925 442628 to start this process
Appendix 1 – Proposed plans

Proposed site plan 1:200

Proposed section
Appendix 2 – Site photos

View down London Road

Existing access from London Road
View along land running between the Pool House, 168a London Road and the application site

Summerhouse at The Pool House
DEVELOPMENT CONTROL COMMITTEE DATE 21-Dec-2016

ITEM 3

<table>
<thead>
<tr>
<th>Application Number:</th>
<th>2016/29084</th>
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<tbody>
<tr>
<td>Location:</td>
<td>23, Oughtrington Lane, Lymm, Warrington, WA13 0QY</td>
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<tr>
<td>Ward:</td>
<td>Lymm South</td>
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<tr>
<td>Development</td>
<td>Householder - Proposed extension and conversion of an existing double garage into an ancillary 'granny flat' together with a link extension to the existing dwelling.</td>
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<td>Date Registered:</td>
<td>14-Oct-2016</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Ms. Raymond</td>
</tr>
<tr>
<td>8/13/16 Week Expiry Date:</td>
<td>08-Dec-2016</td>
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Reason for Referral

This application has been referred to Development Management Committee for a decision at the request of Councillor Mrs S Woodyatt on the basis of special circumstances.

Site

Semi-detached property located on Oughtrington Lane, just outside the settlement boundary of Lymm. The property is located within the Green Belt. The property is located along a ribbon development from Lymm. The area has a mixture of residential properties, as well as Lymm High School, a nursing home and a Church. The applicant’s property has been extended in the past.

Proposal

This proposal is a resubmission of a previously approved scheme 2015/26668. Permission was granted for the following:

- Conversion of an existing double garage to a granny flat. There would be
- A proposed link between the host dwelling and converted garage.
- A first floor extension is proposed towards the rear above an existing extension.

The current application seeks permission for an additional extension to the rear of the double garage which has permission (2015/26668) to be converted
into ancillary accommodation. This extension would create a bathroom and utility room to the rear of the garage. The extension would extend 4.2m from the rear of the existing double garage at a width of 3.6m.

**Relevant Planning History**

90/25088 - ERECTION OF NEW GARAGE - Approved with Conditions
2015/26668 - Proposed conversion of existing double garage with a proposed link to the existing dwelling. Proposed first floor rear bathroom extension together with minor rear elevation alterations to existing dwelling - Approved with Conditions

**Planning Policies**

National Planning Policy Framework

Paragraph 87- As with other Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Paragraph 88- When considering a planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very Special Circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

Paragraph 89 - A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are: the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building

**Local Plan Core Strategy**

CS1 Overall Spatial Strategy – Delivering Sustainable Development
CS5 Overall Spatial Strategy – Green Belt
CC2 – Protecting the Countryside
QE6 – Environment and amenity protection
QE7 – Ensuring a high quality place
SPG2 – House extension Guidelines
WBC Standards for parking in new development

**Notification Responses**

Councillor Mrs S Woodyatt - Requests that if the application is recommended for refusal it should be referred to Development Management Committee on the basis of special circumstances.

**Consultation Responses**

Lymm Parish Council – no objection
Observations

Green Belt

The NPPF states that the extension of existing buildings within the green belt are classed as an exception to inappropriate development provided that it does not result in disproportionate additions over and above the size of the original building.

Policy CS5 within the Core Strategy states that development proposals within the green belt will be approved where they accord with relevant national policy.

Within Green Belt, WBC normally considers a 33% floor area increase to be proportionate to the original dwelling, recognising that NPPF allows for extensions provided not disproportionate.

The property has been extended on a number of occasions. The planning history for the property is inconclusive, however Officers have determined through the different brick courses and aerial photos that the original dwelling has a floor space of 105.7 m². The property has three extensions, a garage outbuilding and a garden store which are not considered to be part of the original dwelling.

During the course of the previous application it was considered that due to an absence of most planning records and historical aerial photos of this property, Officers made a judgement as, it was clear from the site visit that there were differences in projection at ground floor level and in roof style with the original dwelling. Officers confirmed this through recent aerial photography which shows the ‘original’ house based on which showed clear differences in roof colour between different parts of the house, notably with the single storey extensions to the rear. The agent notified Officers that the garage was part of the original house and it would appear from planning records that a replacement new garage was approved in 1990. Officers cannot verify the size of the original garage nor determine whether the approved garage was a like-for-like replacement. In the calculations however, the garage has been calculated as both part of the existing house and as an extension.

<table>
<thead>
<tr>
<th></th>
<th>Existing property</th>
<th>With existing extensions (% increase on original)</th>
<th>Proposed extensions</th>
<th>Overall increase (%)</th>
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<tbody>
<tr>
<td>Garage not considered 'original' (i.e. an extension)</td>
<td>105.7m²</td>
<td>81.43m² (77%)</td>
<td>15.12m²</td>
<td>96.55m² (91%)</td>
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<tr>
<td>Garage considered 'original'</td>
<td>135.12m²</td>
<td>51.98m² (38%)</td>
<td>15.12m²</td>
<td>67.1m² (49%)</td>
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</table>

In both scenarios, the proposals would far exceed the 33% which is normally
considered to be acceptable in the Green Belt. Paragraph 87 of the NPPF states that as with previous Green Belt policy, inappropriate development is considered harmful to the Green Belt and should not be approved, except in very special circumstances. Paragraph 88 of the NPPF states that substantial weight should be given to any harm in the Green Belt. The previous application (2015/26668), as originally submitted was to increase the footprint of the garage and these were considered unacceptable by Officers in consideration of policy CS 5 and the NPPF paragraph 87 and 88. The applicant then amended the previous plans to only convert the garage along with the first floor and link extensions, which was subsequently approved. This was approved given that while there would be an increase in footprint beyond the 33% normally permitted using SPG guidance, the first floor extension would be built above the existing footprint of the host dwelling, with the proposed gable roof similar to existing roofscape. In addition, the first floor extension could be built through permitted development rights. The proposed link would marry the host dwelling and garage outbuilding together, which is a modest, well enclosed gap in relation within the plot. However given that this application seeks to increase the floor space further, to as a minimum 50%, if the garage is considered original and to 91% if the garage is considered to be an extension.

There is a supporting statement accompanying the application which states that the development would benefit and support the future needs of the applicant who is registered disabled. The applicant’s daughter intends to move into the house to continue caring for her mother, with the applicant moving into the ancillary accommodation. The applicant requires easy access to a bathroom/wetroom and in the future wheelchair storage due to her disability. The development ill potentially negate the need for the applicant to relocate into state care in the future and is therefore cost saving to the local authority.

Paragraph 88 of the NPPF makes provision for the consideration of very special circumstances stating that ‘When considering a planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very Special Circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.’ The applicant personal circumstances and need for ancillary accommodation is understood, however it is considered that the applicants needs could be met through the conversion of the existing garage (given permission under 2015/26668) and within the existing dwellinghouse. The applicant’s circumstances do not represent very special circumstances given that the applicants need could be met through current permissions for conversion of the existing garage and through potential internal alterations to the existing dwellinghouse. The applicant’s circumstances therefore do not outweigh the detrimental harm caused to the openness of the Green Belt and as such the proposed development is considered inappropriate development within the Green Belt and as such would be harmful by definition. The proposed extension to the rear of the double garage is therefore contrary to SPG G- Extensions within the Green Belt, Policy CS5 of the Local Plan Core Strategy and Paragraphs
Residential amenity
The single storey rear extension would not result in a detrimental impact upon the amenity or privacy of neighbouring residents given that it would create two non-habitable rooms which would introduce a bathroom and utility window into the side elevation which would maintain a distance of 10m to the 1.8m brick boundary wall. A single access door is proposed in the rear elevation which would serve the utility room. Additionally the proposal would accord with the guidance of SPG C-rear extensions.

Therefore it is considered that there is no significant detrimental impact to residential amenity and the proposal accords with SPG 2- House Extensions and with policy QE6 of the Local Plan Core Strategy.

Parking
The proposed extension would result in neither the loss of parking provision nor the creation of additional bedrooms. The requirement would be to maintain the existing provision as per the Parking Standards SPD. It is considered that the proposal is in accordance with the Parking Standards SPD and Policy QE6 of the Core Strategy.

Design
The area is characterised by properties of similar size, scale and design, some of which have been extended. The rear extension would not be visible from the streetscene. The proposed extension is considered to be of a good design, would use materials to match the main dwelling and as such accords with the guidance of SPG 2 and policy QE7 of the Local Plan Core Strategy.

Recommendation
Refuse

Reasons

1. The proposal would constitute inappropriate development in the Green Belt and would adversely affect the openness of the greenbelt and there are no very special circumstances that clearly outweigh the harm to the Green Belt. The proposal is therefore contrary to Policy CS5 of the Local Plan Core Strategy (adopted July 2014), and paragraph 89 of the NPPF.
Appendix 1 –

Photos
**DEVELOPMENT CONTROL COMMITTEE DATE 21-Dec-2016**

**ITEM 4**

<table>
<thead>
<tr>
<th>Application Number:</th>
<th>2016/29119</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location:</td>
<td>3, Whitwell Close, Great Sankey, Warrington, WA5 3HW</td>
</tr>
<tr>
<td>Ward:</td>
<td>Great Sankey North and Whittle Hall</td>
</tr>
<tr>
<td>Development</td>
<td>Householder - Proposed Single storey extension to rear</td>
</tr>
<tr>
<td>Date Registered:</td>
<td>31-Oct-2016</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Mr Hunter</td>
</tr>
<tr>
<td>8/13/16 Week Expiry Date:</td>
<td>25-Dec-2016</td>
</tr>
</tbody>
</table>

**Reason for Referral**

The applicant is employed by Warrington Borough Council.

**Site**

The applicant property is a large detached dwelling located on Whitwell Close in the residential area of Great Sankey. To the front of the property there is an area of hardstanding and small garden, to the rear there a large garden. The neighbouring property No.1 has an existing single storey rear extension.

**Proposal**

The application seeks permission for the erection of a single storey rear extension. The extension would allow the creation of an enlarged kitchen/family room. The extension would project 3.5m from the rear elevation at a width of 9.5m. The extension would have a mono-pitched roof which would incorporate four roof lights.

Permitted Development rights were removed for the property under permission 93/31361.

**Relevant Planning History**

2003/01842 - Retrospective application for conservatory - Approved with Conditions
93/31361 - Proposed Residential Development With Associated Roads Sewers & Ancillary Works - Approved With Conditions
Condition 3- Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 as amended (or any Order...
revoking and re-enacting that Order), no extensions or garages shall be erected within the curtilage of the dwelling house(s) without the prior consent of the Local Planning Authority.

Planning Policies

Local Plan Core Strategy
CS1- Overall Spatial Strategy – Delivering Sustainable Development
QE6 – Environment and amenity protection
QE7 – Ensuring a high quality place

SPG2 – House Extension Guidelines

WBC Standards for parking in new development

Notification Responses

None received to date

Consultation Responses

None received to date

Observations

Residential amenity

SPG C sets out the 45 degree code which seeks to protect the amenity of the neighbouring residents. Applying the 45 degree code from the neighbouring properties, the proposed extension does not extend beyond a 45 degree line drawn from the centre of the nearest habitable room window, and thus accords with SPG C.

SPG 2 provides guidance on privacy/separation distances for habitable room windows. 21m is considered the minimum to ensure no loss of amenity for neighbouring and resident occupiers for facing habitable room windows. 13m is considered an acceptable distance between habitable room windows and blank elevations.

The proposed extension would introduce two large set of bi-fold doors serving a habitable space into the rear elevation which would maintain a distance of approximately 7m to the rear boundary beyond there are no properties directly facing. The property to the rear, which is sited at an angle to the applicant property, would be approximately 19m to the rear, with the existing 2m providing adequate screening.

The proposed extension would introduce a set of large bi-fold doors into the side elevation, which would maintain a distance of 8m to the side boundary fence, which is the rear boundary fence for No.11. A distance of 11.4m would be maintained between the habitable room window and the rear elevation of No.11. While this is less than the 13m suggested in the guidance of SPG2,
the 2m boundary fence would offer adequate screening. Additionally the proposed extension would be no closer to the common boundary with no.11 than the existing conservatory. It is considered therefore that the proposed bi-fold doors would not result in an unacceptable loss of privacy or amenity for neighbouring residents.

No new windows would be introduced into the south side elevation. It is considered that there is no significant detrimental impact to residential amenity and the proposal accords with the guidance of SPG 2 and policy QE6 of the Core Strategy.

Parking

The proposed extension would result in neither the addition of a bedroom nor the loss of parking provision. Therefore the requirement as per the Parking Standards SPD is to maintain the existing provision. It is considered that the proposal is in accordance with the Parking Standards SPD and policy QE6 of the Core Strategy.

Design

The area is characterised by properties of similar size, scale and design. The rear extension would not be visible from the streetscene.

The proposed single storey rear extension would therefore accord with the guidance of SPG 2- House Extension Guidelines and with policy QE7 of the Local Plan Core Strategy.

Recommendation

Approve subject to Conditions

Conditions & Reasons

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions and to comply with Section 91 (as amended) of the Town & Country Planning Act 1990.

2. The development shall be carried out in accordance with the following documents:

Submitted drawing No's 74/16/BP, 74/16/LP, 74/16/1, 74/16/2, 74/16/3, 74/16/4

Reason: for the avoidance of doubt and to enable Warrington Borough Council to adequately control the development and to minimise its impact on the amenities of the local area and to conform with Policy QE7 of the
3. The facing and roofing materials to be used in the construction of the extension hereby approved shall match in colour, texture and coursing those used on the existing building.

Reason: To ensure the use of appropriate materials, in the interests of the visual amenities of the locality and in order to comply with Policy QE7 of the Warrington Core Strategy and the Warrington SPD: Design and Construction

Informatives

1. The Local Planning Authority has worked pro-actively and positively with the applicant ensuring that upon receipt all representations and consultation responses are available to view on the Council's web site. The Local Planning Authority has considered the application and where necessary considered either the imposition of planning conditions and/or sought reasonable amendments to the application in order to deliver a sustainable form of development in accordance with the National Planning Policy Framework

2. In many cases your proposal will also require consent under the Building Regulations 2010, for advice and guidance on the requirements of the Building Regulations, please contact our Building Control section on 01925 442554 or email building.control@warrington.gov.uk
Appendix 1 – photos
Appendix 2 – Drawings

Site plan

Elevations
<table>
<thead>
<tr>
<th>Item</th>
<th>Page</th>
<th>App number</th>
<th>App Location/Description</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>2</td>
<td>2016/28760</td>
<td>29, Warren Road, Appleton, Warrington, WA4 5AG&lt;br&gt;Householder - Retrospective Conservatory built on the side of the house&lt;br&gt;REFUSE AS RECOMMENDATION</td>
<td>Refuse</td>
</tr>
<tr>
<td>2</td>
<td>12</td>
<td>2016/28947</td>
<td>168, London Road, Warrington, WA4 5BH&lt;br&gt;Full Planning - Proposed construction of new detached house in existing grounds including a new vehicle access to existing &amp; proposed dwellings&lt;br&gt;REFUSE – HARM TO CHARACTER/ APPEARANCE OF THIS PART OF LONDON ROAD – REDUCTION OF SPACIOUSNESS – HARM TO OUTLOOK</td>
<td>Approve</td>
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<tr>
<td>3</td>
<td>39</td>
<td>2016/29084</td>
<td>23, Oughtrington Lane, Lymm, Warrington, WA13 0QY&lt;br&gt;Householder - Proposed extension and conversion of an existing double garage into an ancillary 'granny flat' together with a link extension to the existing dwelling.&lt;br&gt;DEFER TO DISCUSS ALTERNATIVE PROPOSAL</td>
<td>Refuse</td>
</tr>
<tr>
<td>4</td>
<td>47</td>
<td>2016/29119</td>
<td>3, Whitwell Close, Great Sankey, Warrington, WA5 3HW&lt;br&gt;Householder - Proposed Single storey extension to rear&lt;br&gt;APPROVE AS RECOMMENDATION</td>
<td>Approve</td>
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</table>
## Delegated Decisions

### Appleton

<table>
<thead>
<tr>
<th>Decision date</th>
<th>Application number</th>
<th>Location</th>
<th>Development description</th>
<th>Decision type</th>
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<tbody>
<tr>
<td>21/11/2016</td>
<td>2016/29286</td>
<td>THE VICARAGE, STRETTON ROAD, APPLETON, WARRINGTON, WA4 4NT</td>
<td>Non-Material Amendment - Application for a non-material amendment for the provision of a written statement called Written Scheme of Investigation and written by Earthworks to be referenced in condition 4, on previously approved application 2016/28344</td>
<td>Approved</td>
</tr>
<tr>
<td>24/11/2016</td>
<td>2016/29025</td>
<td>The Lodge, Chester Road, Warrington, WA4 5LP</td>
<td>Lawful Development Certificate - Proposed two storey extension to rear and single storey extension to side</td>
<td>Refused</td>
</tr>
<tr>
<td>29/11/2016</td>
<td>2016/27632</td>
<td>Land adjacent to Red Hill, Firs Lane, Appleton, Warrington, WA4 5LD</td>
<td>Outline Planning - Proposed New Build Residential Property</td>
<td>Refused</td>
</tr>
<tr>
<td>01/12/2016</td>
<td>2016/29158</td>
<td>28, FIELD LANE, APPLETON, WARRINGTON, WA4 5JR</td>
<td>Householder - Proposed Single storey rear extension</td>
<td>Approved</td>
</tr>
<tr>
<td>01/12/2016</td>
<td>2016/29072</td>
<td>1, PANGBOURNE CLOSE, APPLETON, WARRINGTON, WA4 5HJ</td>
<td>Section 192 Certificate - Proposed single storey kitchen extension to rear elevation</td>
<td>Approved</td>
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<tr>
<td>01/12/2016</td>
<td>2016/29136</td>
<td>3, DORNEY CLOSE, APPLETON, WARRINGTON, WA4 5HY</td>
<td>Householder - Proposed first floor rear extension.</td>
<td>Approved</td>
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<tr>
<td>02/12/2016</td>
<td>2016/29036</td>
<td>102, DUDLOW GREEN ROAD, APPLETON, WARRINGTON, WA4 5EH</td>
<td>TPO - Proposed general pruning to Oak T6</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>07/12/2016</td>
<td>2016/29168</td>
<td>THE LODGE, HOUGHS LANE, WALTON, WARRINGTON, WA4 5LJ</td>
<td>Householder - Proposed outbuilding in garden for Gym and Studio</td>
<td>Refused</td>
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<tr>
<td>07/12/2016</td>
<td>2016/29246</td>
<td>15, CHALFONT CLOSE, APPLETON, WARRINGTON, WA4 5JT</td>
<td>Section 192 Certificate - Proposed single storey rear extension.</td>
<td>Approved</td>
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<tr>
<td>07/12/2016</td>
<td>2016/29213</td>
<td>3, WESTCLIFF GARDENS, APPLETON, WARRINGTON, WA4 5FQ</td>
<td>Lawful Development Certificate - Proposed single storey kitchen/dining room extension to rear elevation</td>
<td>Approved</td>
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<tr>
<td>08/12/2016</td>
<td>2016/29056</td>
<td>10, WOODSTOCK GARDENS, APPLETON, WARRINGTON, WA4 5HN</td>
<td>TPO works - T1 and T2, Proposed removal of epicormic growth, remove deadwood and crown thin by 10%, selectively remove branches bolting away from main crown</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
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<tr>
<td>08/12/2016</td>
<td>2016/29073</td>
<td>1, PANGBOURNE CLOSE, APPLETON, WARRINGTON, WA4 5HJ</td>
<td>Householder - Proposed first floor side extension with gable end including juliet balcony.</td>
<td>Approved with Conditions</td>
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</tbody>
</table>
### Appleton.

<table>
<thead>
<tr>
<th>Decision date</th>
<th>Application number</th>
<th>Location</th>
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</thead>
<tbody>
<tr>
<td>29/11/2016</td>
<td>2016/27632</td>
<td>Land adjacent to Red Hill, Firs Lane, Appleton, Warrington, WA4 5LD</td>
<td>Outline Planning - Proposed New Build Residential Property</td>
<td>Refused</td>
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</table>
## Delegated Decisions

### Bewsey and Whitecross

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<tr>
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<th>Application number</th>
<th>Location</th>
<th>Development description</th>
<th>Decision type</th>
</tr>
</thead>
<tbody>
<tr>
<td>23/11/2016</td>
<td>2016/28975</td>
<td>39-41, Winwick Road, Warrington, WA2 7DH</td>
<td>Full Planning - Proposed change of use for the ground floor only from public house to house of multiple occupancy (Sui Generis)</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>23/11/2016</td>
<td>2016/28990</td>
<td>32-34, BUTTERMARKET STREET, WARRINGTON, WA1 2LL</td>
<td>Full Planning - Proposed use of the ground floor as a mixed use cafe/coffee shop and community drop in centre</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>25/11/2016</td>
<td>2016/29054</td>
<td>Unit 11 Alban Retail Park, Hawleys Lane, Bewsey and Whitecross, WARRINGTON, WA2 8TP</td>
<td>Discharge of Condition - Proposed discharge of condition 6 (Remediation and verification, contamination, long term monitoring and maintenance) on unit 11 KFC on previously approved planning application 2016/27482</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>25/11/2016</td>
<td>2016/28849</td>
<td>Unit 10, ALBAN RETAIL PARK, HAWLEYS LANE, BEWSEY AND WHITECROSS, WARRINGTON</td>
<td>Discharge of Condition - Proposed discharge of Conditions 3 (Bin storage), Condition 4 (External facing materials), Condition 5 (A: Characterisation, B: Remediation and Verification strategy), Condition 7 (Construction Environmental Management Plan), Condition 11 (Details of the proposed deliveries to, collections from and waste collections for any individual plot) and Condition 14 (Servicing management strategy) on previously approved application 2016/27482</td>
<td>Condition Part Discharged/Part Not Discharged</td>
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<tr>
<td>29/11/2016</td>
<td>2016/29149</td>
<td>LIDL, OLD LIVERPOOL ROAD, WARRINGTON</td>
<td>Proposed discharge of Condition 16 (Characterisation and remediation and verification) on previously approved application 2016/27213</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>29/11/2016</td>
<td>2016/28910</td>
<td>Land of junction to Haydock St &amp; Lythgoe, K AND N FILTERS, JOHN STREET, BEWSEY AND WHITECROSS, Warrington, WA2 7UB</td>
<td>Full Planning - Retrospective demolition application of existing 2 Storey office and workshop</td>
<td>Approved</td>
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<tr>
<td>Decision date</td>
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<td>22/11/2016</td>
<td>2016/29100</td>
<td>25, MCCARTHY CLOSE, BIRCHWOOD, WARRINGTON, WA3 6RS</td>
<td>Householder - Proposed single storey rear extension to form sun lounge, with separate W.C.</td>
<td>Approved with Conditions</td>
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<tr>
<td>02/12/2016</td>
<td>2016/29171</td>
<td>The Quadrant, Birchwood Park, Warrington</td>
<td>Discharge of Condition - Proposed discharge of condition 6(remediation and Verification, Reporting of unexpected contamination, long term monitoring and maintenance) on previously application 2014/23358</td>
<td>Condition Part Discharged/Part Not Discharged</td>
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### Burontwood and Winwick

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<tr>
<td>25/11/2016</td>
<td>2016/28705</td>
<td>Zones 3-6, Omega South, Warrington</td>
<td>Discharge of condition - Proposed discharge of condition 17 (detailed highway layout) on previously approved application 2015/26469.</td>
<td>Condition Part Discharged/Part Not Discharged</td>
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<td>30/11/2016</td>
<td>2016/29006</td>
<td>HOLLINS PARK HOSPITAL, HOLLINS LANE, WINWICK, WARRINGTON, WA2 8WA</td>
<td>Discharge of Condition - Proposed discharge of Condition 3 (Landscaping Scheme) following Planning Approval 2015/26723.</td>
<td>Condition Part Discharged/Part Not Discharged</td>
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<tr>
<td>08/12/2016</td>
<td>2016/29288</td>
<td>58, CHAPEL LANE, BURTONWOOD AND WESTBROOK, WARRINGTON, WA5 4PQ</td>
<td>42 Day Householder Prior Approval - Proposed single storey rear extension containing level access showering and WC facilities to extend beyond the rear wall 3.615m, height of the proposed extension 3.620m and height at the eaves of the proposed extension 2.37m. Cavity walls, brickwork to match existing. Hipped roof, interlocking concrete roof tiles. Ramped access with patio doors with mobility threshold.</td>
<td>Prior Approval Not Required</td>
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<tr>
<td>Decision date</td>
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<td>Location</td>
<td>Development description</td>
<td>Decision type</td>
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<td>24/11/2016</td>
<td>2016/28618</td>
<td>19, TENBURY CLOSE, GREAT SANKEY, WARRINGTON, WA5 3RN</td>
<td>Householder - Proposed Single storey side extension and part single storey part two storey rear extension.</td>
<td>Approved with Conditions</td>
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<tr>
<td>01/12/2016</td>
<td>2016/29232</td>
<td>7, PASADENA AVENUE, GREAT SANKEY, WARRINGTON, WA5 8HQ</td>
<td>42 Day Householder Prior Approval - Proposed single storey rear extension to extend beyond the rear wall of 4200mm, height of the extension to be 3650mm and height of the eaves to be 2925mm</td>
<td>Prior Approval Not Required</td>
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### Culcheth, Glazebury and Croft

<table>
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<tr>
<th>Decision date</th>
<th>Application number</th>
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<tr>
<td>21/11/2016</td>
<td>2016/29060</td>
<td>HOPE FARM, WARRINGTON ROAD, RISLEY, WA3 6BG</td>
<td>Discharge of Condition - Application for approval of details reserved by Condition 4 (Landscaping Scheme) and Condition 6 (Contaminated Land) following Planning Approval 2016/28256.</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>23/11/2016</td>
<td>2016/28991</td>
<td>450, WARRINGTON ROAD, WARRINGTON, WA3 5QX</td>
<td>Lawful Development Certificate - Existing A2 use as an accountants</td>
<td>Approved</td>
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<tr>
<td>23/11/2016</td>
<td>2016/29190</td>
<td>Land to the north of, 49, Brookfield Road, Culcheth, Warrington, WA3 4PA</td>
<td>Non Material Amendment - Minor reduction in the footprint and roof height over garage and internal floor area together with minor amendments to landscaping and materials on previously approved application 2016/27957</td>
<td>Approved</td>
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<tr>
<td>25/11/2016</td>
<td>2016/28871</td>
<td>2, MAYTHORN AVENUE, CROFT, WARRINGTON, WA3 7HP</td>
<td>Discharge of Condition - Proposed discharge of conditions 3(Landscaping scheme), 4(Samples of the construction materials), 7(Characterisation, remediation and verification scheme) and 8(remediation and verification, reporting unexpected contamination and long term monitoring and maintenance.) On application 2013/22487</td>
<td>Condition Part Discharged/Part Not Discharged</td>
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<tr>
<td>25/11/2016</td>
<td>2016/28905</td>
<td>LEIGH END, 438, WARRINGTON ROAD, WARRINGTON, WA3 5NX</td>
<td>Discharge of Condition - Proposed discharge of Conditions 1 (Commencement before three years), 2(Development in accordance with approved plans), 3(submission of written/photo details of external materials), 4(development in accordance with approved flood risk assessment), 5(no dormer windows to be added to side elevation of workshop), and 6(Sound proofing scheme submission prior to occupation) On Application 2016/27595</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>25/11/2016</td>
<td>2016/28965</td>
<td>42, HOB HEY LANE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4NW</td>
<td>Householder - Proposed two storey rear extension, covered canopy and internal adaptations.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>01/12/2016</td>
<td>2016/29338</td>
<td>88, PENDLE GARDENS, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4LU</td>
<td>Lawful Development Certificate - Proposed detached garage to side of dwelling</td>
<td>Refused</td>
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</table>
## Culcheth, Glazebury and Croft

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<td>2016/29038</td>
<td>5, BROSELEY LANE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4HP</td>
<td>Replacement of windows, including closing off of 2 no. gable windows and installation of circular window to gable. Recovering of roof to include alterations to rear roof plane of the earlier 2-storey side extension to facilitate creation of French windows and a Juliet balcony. Installation of new bi-fold doors to rear and construction of a porch to the front of the original front elevation of the dwelling.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>05/12/2016</td>
<td>2016/29148</td>
<td>40, SANDFIELD CRESCENT, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 5NF</td>
<td>Lawful Development Certificate - Proposed detached subterranean garden room</td>
<td>Refused</td>
</tr>
<tr>
<td>05/12/2016</td>
<td>2016/29047</td>
<td>2, EAVES BROW ROAD, CROFT, WARRINGTON, WA3 7JN</td>
<td>Householder - Proposed single storey side and rear extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>07/12/2016</td>
<td>2016/29262</td>
<td>40, SANDFIELD CRESCENT, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 5NF</td>
<td>Non Material Amendment - Proposed change to the external finish from brickwork to render to the approved development under planning reference 2016/28680</td>
<td>Approved</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
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<tr>
<td>23/11/2016</td>
<td>2016/29190</td>
<td>Land to the north of, 49, Brookfield Road, Culcheth, Warrington, WA3 4PA</td>
<td>Non Material Amendment - Minor reduction in the footprint and roof height over garage and internal floor area together with minor amendments to landscaping and materials on previously approved application 2016/27957</td>
<td>Approved</td>
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<tr>
<td>01/12/2016</td>
<td>2016/27186</td>
<td>land between 53-67, Hob Hey Lane, Culcheth, WA3 4NR</td>
<td>Discharge of Condition - Proposed Discharge of Conditions 1(Drawings), 2 (Drainage), 3(Details of external roofing and facing materials and finishes), 4 (Landscaping and bat protection box), 5 (Temporary Fencing), 6 (Parking spaces and surfacing) and 7(Construction details of the new access onto Hob Hey Lane) on approved application 2015/26386</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
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<tr>
<td>29/11/2016</td>
<td>2016/29035</td>
<td>62, VICTORIA AVENUE, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2PD</td>
<td>Householder - Proposed single storey side and front extension with mono-pitched roof including front canopy extension.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>01/12/2016</td>
<td>2016/29121</td>
<td>46, GLEBE AVENUE, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2SQ</td>
<td>Householder - Proposed single storey L shaped side and rear extension with pitched tiled roof.</td>
<td>Approved with Conditions</td>
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<tr>
<td>01/12/2016</td>
<td>2016/29147</td>
<td>21, HATCHERY CLOSE, APPLETON, WARRINGTON, WA4 4TF</td>
<td>Householder - Proposed single storey rear extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>01/12/2016</td>
<td>2016/29026</td>
<td>14, GILWELL CLOSE, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2YL</td>
<td>Householder - Proposed two storey extension to side and rear of dwelling</td>
<td>Approved with Conditions</td>
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<tr>
<td>02/12/2016</td>
<td>2016/29040</td>
<td>THE POPLARS, CHURCH LANE, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 3EP</td>
<td>TPO-Proposed head back of lower laterals to boundary on school side only on Beech Tree T1</td>
<td>Approved</td>
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<tr>
<td>Decision date</td>
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<tr>
<td>25/11/2016</td>
<td>2016/28705</td>
<td>Zones 3-6, Omega South, Warrington</td>
<td>Discharge of condition - Proposed discharge of condition 17 (detailed highway layout) on previously approved application 2015/26469.</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>01/12/2016</td>
<td>2016/29058</td>
<td>9, BELMONT CRESCENT, GREAT SANKEY, WARRINGTON, WA5 3DT</td>
<td>Householder - Proposed single storey front and side extension to existing bungalow comprising kitchen and porch</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
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<tr>
<td>30/11/2016</td>
<td>2016/28992</td>
<td>LABURNUM FARM, LABURNUM LANE, WARRINGTON, WA5 3LE</td>
<td>Full Planning-The change of use of part of agricultural barn for the butchering and processing of meat in connection with the farming operations at Laburnum Farm</td>
<td>Approved with Conditions</td>
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Great Sankey South

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<tr>
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<tbody>
<tr>
<td>01/12/2016</td>
<td>2016/29188</td>
<td>4, FRECKLETON CLOSE, GREAT SANKEY, WARRINGTON, WA5 2TH</td>
<td>Section 192 (Lawful Development Certificate) - Proposed single storey extension to the rear of the property.</td>
<td>Approved</td>
</tr>
<tr>
<td>Decision date</td>
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<tr>
<td>22/11/2016</td>
<td>2016/29020</td>
<td>183, THELWALL LANE, WARRINGTON, WA4 1NF</td>
<td>Full Planning - Proposed conversion of single dwelling into 2 dwellings, including single storey rear extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>01/12/2016</td>
<td>2016/29137</td>
<td>12, BRIDGEWATER AVENUE, LATCHFORD, WARRINGTON, WA4 1RX</td>
<td>Householder - Proposed single storey side and rear extension.</td>
<td>Approved with Conditions</td>
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<tr>
<td>Decision date</td>
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<tr>
<td>23/11/2016</td>
<td>2015/27022</td>
<td>Land off Marsden Avenue, Latchford, Warrington, WA4 1UB</td>
<td>Discharge of Condition - Proposed discharge of condition 2 (Development shall be carried out in accordance with the plans), Condition 10 (Scheme demonstrating a minimum site level of 10.50 meters AOD), Condition 11 (Scheme to limit surface water), Condition 12 (Scheme for disposal of foul drainage), Condition 15 (Full construction details of access roads), Condition 16 (Full construction details and means of controlling vehicular access) and Part discharge of condition 13 (Hard landscaping) on previous approved application 2012/20529</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>02/12/2016</td>
<td>2016/28031</td>
<td>271, THELWALL LANE, WARRINGTON, WA4 1NF</td>
<td>Full Planning - Proposed residential development of 5 houses</td>
<td>Approved with Conditions</td>
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<tr>
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<tr>
<td>01/12/2016</td>
<td>2016/29142</td>
<td>24, Wordsworth Avenue, Latchford, WARRINGTON, WA4 6AN</td>
<td>Householder - Proposed single storey rear extension.</td>
<td>Approved with Conditions</td>
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## Lymm North and Thelwall

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<tr>
<td>21/11/2016</td>
<td>2016/28924</td>
<td>4, BOLLIN CLOSE, LYMM, WARRINGTON, WA13 9PZ</td>
<td>Householder - Proposed two storey side extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>23/11/2016</td>
<td>2016/29015</td>
<td>86, RUSHGREEN ROAD, LYMM, WARRINGTON, WA13 9PR</td>
<td>Full Planning - Proposed installation of an ATM, elevated service walkway, plant and minor alterations to the car park.</td>
<td>Approved with Conditions</td>
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<tr>
<td>24/11/2016</td>
<td>2016/29132</td>
<td>127, BUCKLOW GARDENS, LYMM, WARRINGTON, WA13 9RN</td>
<td>Householder - Proposed single storey kitchen and dining room extension to side elevation</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>25/11/2016</td>
<td>2016/28988</td>
<td>13, KNIGHTSBRIDGE AVENUE, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2QR</td>
<td>Full Planning - Proposed two storey side and single storey rear extension.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>01/12/2016</td>
<td>2016/29176</td>
<td>53, CAWTHORNE AVENUE, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2LP</td>
<td>42 Day Householder Prior Approval - Proposed single storey rear extension to extend beyond the rear wall by 4m, maximum height of 3.4m and height at the eaves 2.3m.</td>
<td>Prior Approval Not Required</td>
</tr>
<tr>
<td>02/12/2016</td>
<td>2016/29270</td>
<td>46, Barsbank Lane, LYMM, WARRINGTON, Cheshire, WA13 9NF</td>
<td>Non Material Amendment - Proposed additional Window to ground floor shower room following approved application 2016/27495</td>
<td>Approved</td>
</tr>
<tr>
<td>05/12/2016</td>
<td>2016/29097</td>
<td>28, OUGHTRINGTON CRESCENT, LYMM, WARRINGTON, WA13 9JD</td>
<td>Lawful Development Certificate- Proposed loft conversion including dormer to rear elevation</td>
<td>Approved</td>
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## Lymm South

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<tr>
<td>24/11/2016</td>
<td>2016/29307</td>
<td>8, HIGHFIELD ROAD, LYMM, WARRINGTON, WA13 0EF</td>
<td>42 Day Householder Prior Approval - Proposed extension to existing dining room to extend beyond the rear wall 4.0m, height of the proposed extension 2.4m and height at the eaves of the proposed extension 2.4m.</td>
<td>Refused</td>
</tr>
<tr>
<td>24/11/2016</td>
<td>2016/29057</td>
<td>7, DOMVILLE CLOSE, LYMM, WARRINGTON, WA13 0JR</td>
<td>Trees in a conservation area - Ash - Proposal to reduce by 7 metres, Leyland Cypress - Proposed fell, Lime - Proposal to reduce by 7 metres, Cedar - Proposed fell, Beech - Proposal to reduce by 7 metres</td>
<td>Approved</td>
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<tr>
<td>30/11/2016</td>
<td>2016/29052</td>
<td>CHERRY LANE BARNS, CHERRY LANE, LYMM, WARRINGTON</td>
<td>Full Planning - Retrospective roof light</td>
<td>Approved with Conditions</td>
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<tr>
<td>Decision date</td>
<td>Application number</td>
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<tr>
<td>25/11/2016</td>
<td>2016/29266</td>
<td>37, ELM TREE ROAD, LYMM, WARRINGTON, WA13 0NJ</td>
<td>Non Material Amendment - Proposed relocation of chimney to gable on approved application 2016/27231</td>
<td>Approved</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
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<tr>
<td>01/12/2016</td>
<td>2016/29067</td>
<td>98, CAPESTHORNE ROAD, WARRINGTON, WA2 9LN</td>
<td>Advertisement - Proposed replacement signage with 1no. internally illuminated fascia sign and 2no. internally illuminated projecting hanging signs</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>01/12/2016</td>
<td>2016/29029</td>
<td>11, St Margarets Avenue, Orford, WARRINGTON, WA2 8DT</td>
<td>Householder - Proposed single storey extension to side and front elevation</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
<td>Development description</td>
<td>Decision type</td>
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<tr>
<td>22/11/2016</td>
<td>2016/29109</td>
<td>400, LIVERPOOL ROAD, GREAT SANKEY, WARRINGTON, WA5 1RG</td>
<td>Householder - Proposed single storey side extension and internal alterations</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>30/11/2016</td>
<td>2016/28992</td>
<td>LABURNUM FARM, LABURNUM LANE, WARRINGTON, WA5 3LE</td>
<td>Full Planning-The change of use of part of agricultural barn for the butchering and processing of meat in connection with the farming operations at Laburnum Farm</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>05/12/2016</td>
<td>2016/29214</td>
<td>49, MAPLE CRESCENT, PENKETH, WARRINGTON, WA5 2LE</td>
<td>Section 192 Certificate - Proposed construction of outbuilding with a flat roof.</td>
<td>Refused</td>
</tr>
<tr>
<td>07/12/2016</td>
<td>2016/29175</td>
<td>51, WALTON AVENUE, PENKETH, WARRINGTON, WA5 2AX</td>
<td>Householder - Proposed single storey side extension to the kitchen</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
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<tr>
<td>30/11/2016</td>
<td>2016/28992</td>
<td>LABURNUM FARM, LABURNUM LANE, WARRINGTON, WA5 3LE</td>
<td>Full Planning-The change of use of part of agricultural barn for the butchering and processing of meat in connection with the farming operations at Laburnum Farm</td>
<td>Approved with Conditions</td>
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<tr>
<td>Decision date</td>
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<tr>
<td>01/12/2016</td>
<td>2016/29063</td>
<td>21, CAMERON COURT, WINWICK, WARRINGTON, WA2 8RE</td>
<td>Full Planning - Proposed replacement of existing door and windows to front elevation with new aluminium framed double glazed system/composite panel system. Replacement of existing vertical glazing with new aluminium framed glazing. Replacement of existing profiled cladding and replacement with new composite panel system.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>07/12/2016</td>
<td>2016/29083</td>
<td>AAH PHARMACEUTICALS, WOBURN ROAD, WINWICK, WARRINGTON, WA2 8UH</td>
<td>Full Planning - Proposed fence to enclose the site to increase security</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
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<tr>
<td>22/11/2016</td>
<td>2016/28423</td>
<td>20, GROSVENOR GRANGE, POULTON-WITH-FEARNHEAD, WARRINGTON, WA1 4SF</td>
<td>Discharge of Condition - Proposed Discharge of Conditions 3(external facing materials), Condition 4(existing and proposed ground levels and floor levels, as well as earthworks and excavations), Condition 10(tree protection plan and method statement) and Condition 14(local employment scheme) on previously approved application 2016/27651 - Conditions 2, 3, 9 &amp; 13 on previously approved application 2016/28423.</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>01/12/2016</td>
<td>2016/29068</td>
<td>34, GABLES CLOSE, POULTON-WITH-FEARNHEAD, WARRINGTON, WA2 0DR</td>
<td>Householder - Proposed removal of existing detached garage and build new garage attached to bungalow.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>05/12/2016</td>
<td>2016/28930</td>
<td>26A, CINNAMON LANE, POULTON-WITH-FEARNHEAD, WARRINGTON, WA2 0BB</td>
<td>TPO - Proposed sycamore tree 20-30% crown reduction</td>
<td>Approved</td>
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## Poulton South

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<th>Application number</th>
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<tbody>
<tr>
<td>21/11/2016</td>
<td>2016/28986</td>
<td>2, COMMISSIONER SQUARE, POULTON-WITH-FEARNHEAD, WARRINGTON, WA1 3GL</td>
<td>Householder - Proposed Conversion and extension to part of detached garage</td>
<td>Refused</td>
</tr>
<tr>
<td>21/11/2016</td>
<td>2016/29089</td>
<td>22, TERENCE AVENUE, POULTON-WITH-FEARNHEAD, WARRINGTON, WA1 3NH</td>
<td>42 day householder prior approval - Proposed extension to rear of existing dwelling to extend beyond the rear wall by 3.05m, maximum height of 3.9 and height at the eaves 2.6m.</td>
<td>Refused</td>
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<tr>
<td>23/11/2016</td>
<td>2016/28898</td>
<td>9, BRUCHE HEATH GARDENS, POULTON-WITH-FEARNHEAD, WARRINGTON, WA1 3TP</td>
<td>Full Planning - Proposed retention of an ATM installed to the left of the glazed shop front. Glazing to the far left hand window frame has been replaced with a new white laminate security infill panel incorporating the ATM. The existing security roller shutter has been modified to allow constant use of the ATM.</td>
<td>Approved</td>
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<tr>
<td>08/12/2016</td>
<td>2016/29081</td>
<td>514, MANCHESTER ROAD, WARRINGTON, WA1 3TZ</td>
<td>TPO works - T1 Robinia-Proposal to remove deadwood, T2 Lime - Proposed fell, T3 Sycamore - Proposed fell, T4 Robinia- Proposed repollard at union, T5 Beech - Proposed lifting to 6m over garage and boundary, all trees are exempt for the works but applied for as not imminent, the beech tree near the garage has already been worked onto make safe and is due to be reduced to a high stump</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>08/12/2016</td>
<td>2016/29309</td>
<td>18, HOLLY GROVE, POULTON-WITH-FEARNHEAD, WARRINGTON, WA1 3HB</td>
<td>42 Day Householder Prior Approval - Proposed kitchen extension to extend beyond the rear wall 4.8m, height of the proposed extension 4.0m and height at the eaves of the proposed extension 2.4m.</td>
<td>Prior Approval Not Required</td>
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<tr>
<td>Decision date</td>
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<tr>
<td>08/12/2016</td>
<td>2016/29081</td>
<td>514, MANCHESTER ROAD, WARRINGTON, WA1 3TZ</td>
<td>TPO works - T1 Robinia-Proposal to remove deadwood, T2 Lime - Proposed fell, T3 Sycamore - Proposed fell, T4 Robinia- Proposed repollard at union, T5 Beech - Proposed lifting to 6m over garage and boundary, all trees are exempt for the works but applied for as not imminent, the beech tree near the garage has already been worked onto make safe and is due to be reduced to a high stump</td>
<td>Approved with Conditions</td>
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### Rixton and Woolston

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<tr>
<td>29/11/2016</td>
<td>2016/29024</td>
<td>552, MANCHESTER ROAD, WARRINGTON, WA1 3UA</td>
<td>Application for approval of reserved matters relating to layout, access, scale, appearance and landscaping following outline consent 2015/26644 which gave permission for the demolition of the existing single storey buildings and the erection of a pair of semi-detached houses.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>01/12/2016</td>
<td>2016/28981</td>
<td>16, Edward Gardens, Woolston, WARRINGTON, WA1 4QT</td>
<td>Householder - Proposed garage conversion (kitchen extended into garage space)</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>05/12/2016</td>
<td>2016/28643</td>
<td>Land at Bridge Lane Industrial Estate (M, Woolston, Cheshire, Warrington)</td>
<td>Discharge of Condition - Proposed Discharge of Conditions 4 (Full details of the Construction Traffic Management Plan), Condition 13(Preparatory Works) and Condition 15 (Contamination of groundwater) on previously approved application 2016/27683</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>06/12/2016</td>
<td>2016/29314</td>
<td>WAR MEMORIAL, DAM LANE, RIXTON-WITH-GLAZEBROOK, WARRINGTON</td>
<td>Listed Building - Proposed installation of 4 ground level lights within the curtilage of the highway to illuminate the war memorial.</td>
<td>Cancelled</td>
</tr>
<tr>
<td>07/12/2016</td>
<td>2016/29103</td>
<td>152, MANCHESTER ROAD, WOOLSTON, WARRINGTON, WA1 4HN</td>
<td>Householder - Proposed dormer extension to front of dwelling</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
<td>Development description</td>
<td>Decision type</td>
</tr>
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<tr>
<td>22/11/2016</td>
<td>2016/29018</td>
<td>4, CARLINGFORD ROAD, STOCKTON HEATH, WARRINGTON, WA4 6SA</td>
<td>Discharge of Condition - Proposed discharge of Condition 4 (Plan of pedestrian intervisability splays) and Condition 5 (Full construction details of new and redundant access onto Carlingford Road) on appeal reference APP/M0655/D/16/3151204 / planning reference 2016/27409</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>23/11/2016</td>
<td>2016/29014</td>
<td>97, GRAPPENHALL ROAD, STOCKTON HEATH, WARRINGTON, WA4 2AR</td>
<td>Householder - Proposed single storey rear extension, single storey side extension, garage conversion, new front windows and front door and internal room re-arrangement.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>30/11/2016</td>
<td>2016/29008</td>
<td>88, GRAPPENHALL ROAD, STOCKTON HEATH, WARRINGTON, WA4 2AX</td>
<td>Outline Application - Proposed demolition of existing detached garage and construction of a detached dwelling including a new access to existing dwelling (all other matters reserved).</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>01/12/2016</td>
<td>2016/29101</td>
<td>41, WESTBOURNE ROAD, STOCKTON HEATH, WARRINGTON, WA4 6SE</td>
<td>Householder - Proposed demolition of existing conservatory and erection of new conservatory</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>01/12/2016</td>
<td>2016/29045</td>
<td>20, ELLISON STREET, WARRINGTON, WA4 2UL</td>
<td>Householder - Proposed porch to front of house</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>01/12/2016</td>
<td>2016/29166</td>
<td>121, ELLESMORE ROAD, STOCKTON HEATH, WARRINGTON, WA4 6EE</td>
<td>42 Day Householder Prior Approval - Proposed single storey rear extension with mono pitched roof to extend beyond the rear wall of 4m, maximum height of the extension to be 3.8m and height at the eaves to be 2.4m</td>
<td>Prior Approval is Given</td>
</tr>
<tr>
<td>02/12/2016</td>
<td>2016/29033</td>
<td>49, WALTON ROAD, WARRINGTON, WA4 6NW</td>
<td>Discharge of Condition - Proposed discharge of Condition 3 (External facing materials) on previously approved application 2016/28397</td>
<td>Condition Not Discharged</td>
</tr>
<tr>
<td>07/12/2016</td>
<td>2016/29220</td>
<td>18, MITCHELL STREET, STOCKTON HEATH, WARRINGTON, WA4 6LS</td>
<td>Lawful Development Certificate - Proposed rear roof dormer with juliet balcony</td>
<td>Approved</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
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<tr>
<td>08/12/2016</td>
<td>2016/29061</td>
<td>152, WALTON ROAD, WARRINGTON, WA4 6NS</td>
<td>TPO - T1 Beech,T2 Beech,T3 Beech,T5 Beech,T6 Beech,T7 Beech,T8 Beech,T9 Beech,T10 Beech,T12 Beech,T14 Lime,T15 Lime,T16 Lime - Proposed crown lift by 5.5m and remove deadwood T4 Beech - Proposed fell, T11 Sycamore - Proposed crown lift to clear telephone wires and remove deadwood, T13 Holly - Proposal to reduce by approximately 1/3 ,T17 - Proposed crown lift to approximately 5.5m ,removal of deadwood, reduce back side lateral branches by 2m</td>
<td>Approved with Conditions</td>
</tr>
</tbody>
</table>
### Westbrook

<table>
<thead>
<tr>
<th>Decision date</th>
<th>Application number</th>
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<th>Decision type</th>
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<tbody>
<tr>
<td>05/12/2016</td>
<td>2016/29104</td>
<td>58, Castle Green, Burtonwood and Westbrook, WARRINGTON, WA5 7XA</td>
<td>Lawful Development Certificate - Proposed rear extension</td>
<td>Approved</td>
</tr>
<tr>
<td>05/12/2016</td>
<td>2016/29099</td>
<td>44, HAYSCASTLE CLOSE, BURTONWOOD AND WESTBROOK, WARRINGTON, WA5 9UR</td>
<td>Householder - Proposed single storey rear extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>07/12/2016</td>
<td>2016/29088</td>
<td>66, HERALDS GREEN, BURTONWOOD AND WESTBROOK, WARRINGTON, WA5 7WT</td>
<td>Full Planning - Proposed single storey extension to the rear</td>
<td>Approved with Conditions</td>
</tr>
</tbody>
</table>
### Whittle Hall.

<table>
<thead>
<tr>
<th>Decision date</th>
<th>Application number</th>
<th>Location</th>
<th>Development description</th>
<th>Decision type</th>
</tr>
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<tbody>
<tr>
<td>24/11/2016</td>
<td>2016/28618</td>
<td>19, TENBURY CLOSE, GREAT SANKEY, WARRINGTON, WA5 3RN</td>
<td>Householder - Proposed Single storey side extension and part single storey part two storey rear extension.</td>
<td>Approved with Conditions</td>
</tr>
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</table>