

Report of Visiting Team
Monday, 7 February at 10.00 am

PRESENT

Councillor Andy Sorton (Lead Councillor); Councillors Brain Bagnall, Stuart Corris, Roy Driver, Graham Greenhalgh, Wendy Meikle and John Taylor.

1. DECLARATIONS OF INTEREST

No declarations of interest were made.

2. SITE VISIT

Councillors visited the following sites and made a recommendation for consideration by the Planning & Highways Regulation Committee. Councillors were requested to refer to the plans list for a full report on the applications and details of objections and observations received. The Visiting Team recommendation was made without prejudice to the formal consideration of the application by the Committee.

(i) DC/081729 - 31 BRADGATE AVENUE, HEALD GREEN

Proposed two-storey side extension with internal garage and proposed single storey front and rear extension with internal garage and proposed single storey front and rear extension with a 45-degree chamfered corner to the southern corner.

Members conducted a thorough site visit and the following issues were raised/ comments made: -

- Raised concerns in relation to the impact of the extension on the neighbouring adjacent properties including the loss of light to rooms and garden and requested additional information be provided on the impact of the proposal and loss of light.
- Raised concerns in relation to the distance of the extension to the boundary and how the extension could be properly constructed and maintained given the distance to the property boundary.
- Noted concerns of residents raised in relation to the proposed facing materials and sought clarification that a condition would be imposed to ensure materials would match.

RECOMMENDED – No recommendation was made

(ii) DC082570 - BEVERLEY, BRAMLEY CLOSE, BRAMHALL

Two detached dwelling houses at two storeys in height. Plot 1 to include an integrated garage and plot 2 to have single-storey detached garage.

Members conducted a thorough site visit and the following issues were raised/ comments made: -

- Members noted that the application site had been pegged out to show the position of the proposed dwellings and garages.
- Raised concerns in relation to the speed of the vehicles on Bramley Close.
- Requested clarification in relation to the length of the footpath which was due to be extended as a result of the development. Members were advised that the proposal included widening the footpath to 2 metres which would be extended out into the highway.
- Noted the lack of visibility for vehicles at the proposed new vehicle access point due to a large existing tree. Members asked for clarification whether this could be pruned or removed to improve visibility.
- Raised concerns in relation to the size of the proposed amenity space for future occupiers of the development.
- Requested the development of a construction management plan given the size of the road which was a one-way street with double yellow lines and only wide enough for one vehicle.
- Requested whether the footway could be raised to prevent vehicles from mounting the pavement.
- Members noted the previous history of the site and issues in respect of demolition of the previous dwelling and the replanting of a tree.

RECOMMENDED – No recommendation was made

(iii) DC/083397 - 57 DIALSTONE LANE, OFFERTON

Proposed single storey rear extension.

Members conducted a thorough site visit and the following issues were raised/ comments made: -

- Noted that the extension proposed would effectively double the size of the ground floor of the property. In response, it was stated the size of the proposed extension had to be considered in the context of the scale of the curtilages as opposed to the size of the existing dwelling.
- Noted the relationship to the adjoining property which had previously benefitted from an extension. Members noted that the applicant had pegged out the position of the proposed extension.
- Raised concerns in relation to the internal layout of the extension in particular with regards to the proposed WC, Members were advised that the layout was not a material planning consideration.

RECOMMENDED – No recommendation was made

Visit ended at 12.10 pm.