

Report of Visiting Team
Monday 24 April 2023 from 10.00 am

PRESENT

Councillor Wendy Meikle (Lead Councillor), Councillors Sue Glithero, Graham Greenhalgh, Louise Heywood, John Taylor, Suzanne Wyatt

1. APPOINTMENT OF A LEAD COUNCILLOR

That in the absence of the Chair and Vice Chair, Councillor Wendy Meikle be appointed as the Lead Councillor of the Visiting Team for the duration of the Site Visits.

2. DECLARATIONS OF INTEREST

Councillors and officers were invited to declare any interests which they had in any of the items on the agenda for the meeting.

No declarations of interest were made.

3. SITE VISIT

Councillors visited the following site 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.

1. DC/087683 - 75 NEWLANDS AVENUE, CHEADLE HULME, CHEADLE, STOCKPORT, SK8 6NE

Single storey rear extension, external alterations including modifications to front porch, conversion of garage, pitched roof over existing two storey side extension, alterations to driveway and boundary treatments.

Members conducted a thorough site visit and considered the impact of the proposed development on neighbouring residential amenity, with particular reference to number 77 Newlands Avenue.

Members made the following comments/observations:-

- Members noted the proximity of the proposed development to the conservatory at number 73 Newlands Avenue and the impact that this would have.
- Members noted the proximity and angle of the proposed development to the neighbouring property at 77 Newlands Avenue.
- Members noted that the application site benefitted from Permitted Development Rights and, subject to meeting certain criteria, these rights would enable the applicant

to erect a single storey rear extension which could be slightly taller than that proposed in this application.

- It was noted that the current development required attention and that the proposed works would be an improvement from a visual perspective.

RECOMMENDED – (5 for, 1 against) That planning permission be granted.

Visit ended at 10.55 am.