

## **SITE VISITS**

Meeting: 22 April 2024

At: 10.00 am

### PRESENT

Councillor Steve Gribbon (Lead Councillor), Councillors Anna Charles-Jones, Sue Glithero, Mark Jones, Wendy Meikle, Rachel Wise and Suzanne Wyatt.

### **1. 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.

### **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.

#### **1. DC/091222: 50 WINDSOR AVENUE, GATLEY, CHEADLE, STOCKPORT, SK8 4DU**

Proposed two storey extension to side and rear part single storey rear extension, attic conversion with dormer and porch at 50 Windsor Avenue, Gatley, Cheadle, Stockport, SK8 4DU.

Members conducted a thorough site visit and considered the impact of the scale of the development, as well as its impact on the street scene.

The following issues comments were made/issues raised:-

- Members noted that a previous planning application for the site had been granted and that the application in question was the second planning application for the site seeking to regularise breaches of planning control.
- It was also noted that the application had been considered by members of the Cheadle Area Committee at their meeting held on 16 April 2024. Concerns raised by objectors at that meeting focussed on the development on site versus the proposed development and included concerns around the scale of the development and materials used. Members heard that objectors had also been concerned about the potential for the property to be used as a house in multiple occupation.
- Members viewed the site from the rear of the development, as well as from neighbouring properties.
- Members sought clarification about the materials being used for the development and were advised that conditions had been attached to the previous planning application

## Site Visits - 22 April 2024

requiring that materials match existing. Members understood that enforcement action could be taken where conditions were not complied with.

- Members were advised that the reason extensions were normally built lower than the existing roof line was to prevent a terracing effect.

RECOMMENDED – No recommendation was made.

The visit ended at 11.30 am