

**Walton Parish Council**  
**Planning Advisory Group Report 13<sup>th</sup> May 2021**

**Matters received for consultation**

None

**Planning Application-**

**2021/39259** - Location: 38, HILL CLIFFE ROAD, WALTON, WARRINGTON, WA4 6NZ - Description of development : TPO - Proposed works to trees Emailed PAG 06/05/21.

**2021/38941** - Location: 1, THE COURTYARD, OLD CHESTER ROAD, WALTON, WARRINGTON, WA4 6TG - Description of development : Householder-Construction of a single storey garden room. – Emailed PAG 30/04/21. – ***04/05/21 No comment.***

**2021/39172** - Location: TELFORD, CHESTER ROAD, WARRINGTON, WA4 5LP - Description of development : Householder - Proposed Two storey front extension, loft conversion with rear facing dormer and hip to gable alterations to roof – Emailed PAG 21/04/21. – ***04/05/21 No comment.***

**2021/39171** - Location: 80, ELLESMERE ROAD, STOCKTON HEATH, WARRINGTON, WA4 6ED - Description of development : Householder Prior Approval - Proposed single storey rear extension to extend beyond the rear wall by 4.37m, height of 4m, and height of the eaves to be 3m – Emailed PAG 13/04/21. – ***04/05/21 No comment.***

**2021/38456** - Location: 5, HILL CLIFFE ROAD, WALTON, WARRINGTON, WA4 6NX - Description of development : Householder - Proposed Single storey, low pitched oak frame carport located on existing drive way. – Emailed PAG 07/04/21/ ***No comment 08/04/21.***

**2020/37450** - Location: 72, WORSLEY ROAD, WALTON, WARRINGTON, WA4 6EH - Description of development : Householder - Proposed two storey side and rear extension – Emailed PAG 01/04/21. - Emailed 19/04/21 - ***Emailed 25/08/20 Walton Parish Council is not in approval unless there is at least half a meter between extension and boundary. The plot plan appears to show the building up against the common boundary. One of the proposed drawings leads you to think there may be clearance, but it is not clearly shown.***

**2021/38888** - Location: 107, WALTON ROAD, WARRINGTON, WA4 6NR - Description of development : Householder - Proposed single storey extension to existing garage to provide garden room/gym, flat sedum roof covered space and new dormer window to existing house plus alterations to access and front boundary – Emailed PAG 30/03/21. – ***No comment 08/04/21***

**2021/38990** - Location: TURF FARM, MILL LANE, WALTON, WARRINGTON, WA4 6TL - Description of development : Section 192 Lawful Development Certificate - Proposed Rear and side extensions. – Emailed PAG 21/03/21; - ***29/03/21 No reason to comment.***

**2021/38987** - Location: 10, SPRINGBROOK, WALTON, WARRINGTON, WA4 6FQ - Description of development : Section 192 Lawful Development Certificate - Proposed single storey rear extension. – Emailed PAG 21/03/21. – ***29/03/21 No comment.***

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**2021/38936** - Location: TELFORD, CHESTER ROAD, WARRINGTON, WA4 5LP - Description of development : Householder Prior Approval - Proposed single storey rear extension to extend beyond the rear wall by 8m, height of 3.90m and height of the eaves to be 2.4m – Emailed PAG 11/03/21 – Emailed 06/04/21 *We note that the increase in the area of the footprint of the house is almost doubled. Is such a large increase described as “overdevelopment” of the site, and therefore not permissible?*

**2021/38843** - Location: 9, OLD HALL CLOSE, WALTON, WARRINGTON, WA4 6SZ - Description of development : TPO - T12 Chestnut - Proposed Fell – Emailed PAG 02/03/21. – *No comment*

### **Planning Decisions**

**2020/37764** - Location: 64, WORSLEY ROAD, WALTON, WARRINGTON, WA4 6EH - Description of development : Householder-Proposed 2 storey side extension, Removal of delapidated monopitch roof and replaced by new flat roof. Demolition of delapidated existing conservatory and replaced by a proposed garden room. – Emailed PAG 23/09/20. – 04/11/20 Walton Parish Council object to this application with the following comment. It is unclear but the garden room may violate the 45 degree rule and we disagree with the terracing that occurs when an extension reaches the boundary. – *Approved with Conditions 07/04/21.*

**2020/38390** - Location: 19, HILL CLIFFE ROAD, WALTON, WARRINGTON, WA4 6PA - Description of development : Householder - Proposed single storey rear extension – Emailed PAG 05/01/21. – No comment 07/01/21. – *Approved with Conditions 14/04/21.*

**2021/38740** - Location: 13, HILL CLIFFE ROAD, WALTON, WARRINGTON, WA4 6PA - Description of development : Householder - Proposed Two storey rear extension to existing detached Garage with first floor extension above – Emailed PAG 16/02/21 – *Refused 13/04/21.*

**2021/38802** - Location: 9, RUTLAND AVENUE, WALTON, WARRINGTON, WA4 6PD - Description of development : HOUSEHOLDER - DEMOLITION OF EXISTING REAR PROJECTION AND REPLACEMENT WITH SINGLE STOREY ORANGERY STYLE REAR EXTENSION – Emailed PAG 24/02/21. – *Emailed Dev Cont 17/03/21 We believe the rear extension still violates the 45deg rule and should be altered in order to be compliant. – 19/04/21 Approved with Conditions.*

**2020/38431** - Location: 23, HILL CLIFFE ROAD, WALTON, WARRINGTON, WA4 6PA - Description of development : Lawful Development Certificate - Proposed erection of flat roof dormer extension to the rear elevation – Emailed PAG 26/01/21. – No comment 28/01/21. – *Approved 17/03/21*

**2021/38543** - Location: 46, WEST AVENUE, WARRINGTON, WA4 6HX - Description of development : Householder - Proposed Single storey side extension – Emailed PAG 22/01/21, - No comment 28/01/21. – *Approved with conditions 26/03/21.*

**Robert Hardie – Chairman Planning Advisory Group**