

Chief Officer: Chris Shaw

Council Offices, 78 Church Road, Northwich, Cheshire, CW9 5PB - 01606 41510
www.northwichtowncouncil.gov.uk chrisshaw@northwichtowncouncil.gov.uk



DATE 19th May 2026

To: The Members of Northwich Town Council's Planning and Environment Committee.

Dear Councillor

You are summoned to attend the meeting of the PLANNING AND ENVIRONMENT COMMITTEE to be **held in the Council Offices, 78 Church Road, Northwich, on Tuesday 26th of May 2026 at 5.00pm.**

Yours sincerely

Chris Shaw

Chris Shaw

Chief Officer

AGENDA

1. **To elect a Chair and Vice Chair for the forthcoming year**
2. **Apologies for absence**
3. **Declaration of Interest**
Members to declare any interest under the following categories:
 - * Pecuniary interest
 - * Outside bodies interest
 - * Family, friend, or close associate interest
4. **Signing of the Minutes**
Of the Planning and Environment Committee meeting held on Monday 27th of April 2026 and to be noted at the Full Council meeting on Monday 1st of June 2026 to be approved.
5. **Planning Applications**
Schedule of planning applications attached.
Recommendations of the Committee are requested.
6. **Appeal Decision**
11 Sandeman Crescent – appeal decision.
7. **Next Meeting**
The next Planning and Environment Committee meeting will be held on Monday 22nd June 2026 at 5pm.

Councillors:

Cllr Robert Cernik
Cllr Jo Callaghan
Cllr Emma Guy

Cllr Patricia Parkes
Cllr Andy Stott
Cllr Brian Holland

Cllr Janet Illidge
Cllr Stephen Harcombe

Cllr Olwyn Dean
Cllr Graham Emmett

Report to : Planning & Environmental

Meeting Date : 26th May 2026

Agenda Item : 5

Prepared By : Liza Brander

Subject : Planning Applications



Planning Applications

- 1 Site Address: **323 London Road Northwich CW9 8HA**
Proposal: **Single story rear extension (retrospective)**
Reference Number: **26/00713/FUL**
- 2 Site Address: **1 - 3 High Street Northwich CW9 5BX**
Proposal: **Installation of defibrillator and bleed kit cabinets to external wall of Nationwide Building Society branch**
Reference Number: **26/01295/LBC**
- 3 Site Address: **9 Dahlia Crescent Northwich CW8 4FB**
Proposal: **Two storey rear extension**
Reference Number: **26/01160/FUL**
- 4 Site Address: **77 Moss Road Northwich CW8 4BH**
Proposal: **Oak (T1) - Proposed removal of Oak tree to ground level. In the alternative, permission is sought for a significant crown reduction and reduction of lateral spread to an appropriate level as advised by the Local Authority Tree Officer/arboricultural contractor.**
Reference Number: **26/01415/TPO**
- 5 Site Address: **91 Chester Road Northwich CW8 1HH**
Proposal: **Alterations to existing outbuilding to include partial rebuild and conversion to Accommodation**
Reference Number: **26/00772/FUL**
- 6 Site Address: **105 Carlton Road Northwich CW9 5PG**
Proposal: **Garage conversion, alterations to garage roof including hip to gable and raising of the roof**
Reference Number: **26/01107/FUL**
- 7 Site Address: **120 Chester Road Northwich CW8 4AN**
Proposal: **Single storey side extension - variation of condition 2 (approved drawings) of 25/01192/FUL**
Reference Number: **26/01080/S73**
- 8 Site Address: **Land At Environmental Health Depot Leicester Street Northwich**
Proposal: **Erection of New Foodstore (Class E) with Associated Parking and Landscaping**
Reference Number: **26/01064/FUL**
- 9 Site Address: **Renescience Northwich Griffiths Road Lostock Gralam Northwich CW9 7NU**
Proposal: **Extension of the Northwich Biogas Facility Anaerobic Digestion plant including new infrastructure for biogas conversion to biomethane for injection to the gas grid**
Reference Number: **26/01251/FUL**
- 10 Site Address: **Weaver Shipyard Saxons Lane Northwich CW8 1LB**
Proposal: **Seeking a deed of variation to vary the legal agreement signed for the 2018 permission at Weavership yard**
Reference Number: **26/01073/106**

Date Cllr Andy Stott.....
Chair

- 3** Site Address: **1 Post Office Place Northwich CW9 5XU**
Proposal: **Proposed alterations to extend existing rear boiler flue.**
Reference Number: **26/00857/FUL**

No comment

- 4** Site Address: **144 London Road Northwich CW9 5HH**
Proposal: **Demolition of existing outrigger/link and construction of 3 storey rear extension - variation of condition 2 (approved plans) of planning application 23/03594/FUL - to amend the approved ramp layout and to add additional windows**
Reference Number: **26/00810/S73**

No comment

PL 26/61 NEXT MEETING

The next Planning and Environment Committee meeting will be held on Monday 26th May 2026 at 5pm.

There being no further business, the meeting closed at 5.30pm.

Date

Cllr Andy Stott.....
Chair

Notification of Application under the Planning Acts

DATE: 28 April 2026

Cheshire West and Chester Council's Development Management (Planning) Team has received an application in respect of the following:

Site Address:	323 London Road Northwich CW9 8HA
Proposal:	Single story rear extension (retrospective)
Reference Number:	26/00713/FUL
Case Officer:	
Ward:	Northwich Leftwich
Parish:	Northwich Town Council
How to comment online:	If you want to comment on this application or view all the application documents (including supporting documentation) please use our online Public Access system at https://pa.cheshirewestandchester.gov.uk/online-applications/ .
If you have any comments, please submit them by:	20 May 2026 We will not determine the application before this date. If you need more time, for example where the application raises complex issues, please contact the case officer to discuss.

1. To discuss this application in more detail, please contact the case officer as detailed above. If no case officer is shown, contact one of the following officers:

Bethan Armstrong (Principal Planning Officer) – bethan.armstrong@cheshirewestandchester.gov.uk
 Steven Holmes (Principal Planning Officer) – steven.holmes@cheshirewestandchester.gov.uk
 Catherine Reay (Principal Planning Officer) – catherine.reay@cheshirewestandchester.gov.uk

Please note: For tree applications please contact treeplanningapps@cheshirewestandchester.gov.uk

2. If you require paper copies of plans or other documentation, please submit all requests in writing as soon as possible to planning@cheshirewestandchester.gov.uk. Any such requests should provide precise details of the information required. If unsure, then please contact the case officer or named officers above to discuss.
3. We are required by law to allow 21 days for consultation. If you need longer, then please contact the case officer or named officer above as soon as possible to discuss.
4. Please note that under the Access to Information Act 1985 any comments you submit will be available for public inspection and may be copied on request.

5. In the event that an appeal is made against a decision of the Council to refuse to grant planning permission for a proposed householder development or minor commercial development, and that appeal then proceeds by way of the written representations procedure, any representations made to the Council about this application will be passed to the Secretary of State and there will be no opportunity to make further representations.
6. This notice has been served because to do so is required by one or more of the following: the Town and Country Planning (Development Management Procedure) Order 2015, Town and Country Planning (Listed Buildings and

Searching for consultations from your in-tray

To assist with searching for consultation requests I have added the letter reference at the bottom of this document, which also appears next to each request in your in-tray, as shown here.

Requests for consultation

Letter Reference:	Co
DC/AO665/NG0ISATE0H400	Bic

When you log in to your consultee account and look at your in-tray you have the option to click on Consultation Search. If you are having problems locating a request enter the letter reference from the bottom of the request document into the search field, as in the example below, and click on Search. This will result in the correct consultation request opening in your in-tray for you to comment on.

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In Tray	Active Consultations	Previous Consultations	Consultation Search	

System	Planning
Letter Reference Planning searches only	DC/AO665/NG0ISATE0H400
Consultee Name Planning searches only	
Consultation Type	All
Comment Date:	to:
Search Reset	

Notification of Application under the Planning Acts

DATE: 12 May 2026

Cheshire West and Chester Council's Development Management (Planning) Team has received an application in respect of the following:

Site Address:	1 - 3 High Street Northwich CW9 5BX
Proposal:	Installation of defibrillator and bleed kit cabinets to external wall of Nationwide Building Society branch
Reference Number:	26/01295/LBC
Case Officer:	
Ward:	Northwich Witton
Parish:	Northwich Town Council
How to comment online:	If you want to comment on this application or view all the application documents (including supporting documentation) please use our online Public Access system at https://pa.cheshirewestandchester.gov.uk/online-applications/ .
If you have any comments, please submit them by:	3 June 2026 We will not determine the application before this date. If you need more time, for example where the application raises complex issues, please contact the case officer to discuss.

1. To discuss this application in more detail, please contact the case officer as detailed above. If no case officer is shown, contact one of the following officers:

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Consultee Name Planning searches only	
Consultation Type	All
Comment Date:	to:
Search Reset	

Notification of Application under the Planning Acts

DATE: 30 April 2026

Cheshire West and Chester Council's Development Management (Planning) Team has received an application in respect of the following:

Site Address:	9 Dahlia Crescent Northwich CW8 4FB
Proposal:	Two storey rear extension
Reference Number:	26/01160/FUL
Case Officer:	
Ward:	Northwich Winnington and Castle
Parish:	Northwich Town Council
How to comment online:	If you want to comment on this application or view all the application documents (including supporting documentation) please use our online Public Access system at https://pa.cheshirewestandchester.gov.uk/online-applications/ .
If you have any comments, please submit them by:	22 May 2026 We will not determine the application before this date. If you need more time, for example where the application raises complex issues, please contact the case officer to discuss.

1. To discuss this application in more detail, please contact the case officer as detailed above. If no case officer is shown, contact one of the following officers:

Bethan Armstrong (Principal Planning Officer) – bethan.armstrong@cheshirewestandchester.gov.uk
 Steven Holmes (Principal Planning Officer) – steven.holmes@cheshirewestandchester.gov.uk
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Consultee Name Planning searches only	
Consultation Type	All
Comment Date:	to:
Search Reset	

Notification of Application under the Planning Acts

DATE: 15 May 2026

Cheshire West and Chester Council's Development Management (Planning) Team has received an application in respect of the following:

Site Address:	77 Moss Road Northwich CW8 4BH
Proposal:	Oak (T1) - Proposed removal of Oak tree to ground level. In the alternative, permission is sought for a significant crown reduction and reduction of lateral spread to an appropriate level as advised by the Local Authority Tree Officer/arboricultural contractor.
Reference Number:	26/01415/TPO
Case Officer:	Tree Team treeplanningapps@cheshirewestandchester.gov.uk
Ward:	Northwich Winnington and Castle
Parish:	Northwich Town Council
How to comment online:	If you want to comment on this application or view all the application documents (including supporting documentation) please use our online Public Access system at https://pa.cheshirewestandchester.gov.uk/online-applications/ .
If you have any comments, please submit them by:	6 June 2026 We will not determine the application before this date. If you need more time, for example where the application raises complex issues, please contact the case officer to discuss.

1. To discuss this application in more detail, please contact the case officer as detailed above. If no case officer is shown, contact one of the following officers:

Bethan Armstrong (Principal Planning Officer) – bethan.armstrong@cheshirewestandchester.gov.uk

Steven Holmes (Principal Planning Officer) – steven.holmes@cheshirewestandchester.gov.uk

Catherine Reay (Principal Planning Officer) – catherine.reay@cheshirewestandchester.gov.uk

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3. We are required by law to allow 21 days for consultation. If you need longer, then please contact the case officer or named officer above as soon as possible to discuss.

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Consultee Name Planning searches only	
Consultation Type	All ▼
Comment Date:	to:
Search Reset	

Notification of Application under the Planning Acts

DATE: 30 April 2026

Cheshire West and Chester Council's Development Management (Planning) Team has received an application in respect of the following:

Site Address:	91 Chester Road Northwich CW8 1HH
Proposal:	Alterations to existing outbuilding to include partial rebuild and conversion to accomodation
Reference Number:	26/00772/FUL
Case Officer:	
Ward:	Northwich Winnington and Castle
Parish:	Northwich Town Council
How to comment online:	If you want to comment on this application or view all the application documents (including supporting documentation) please use our online Public Access system at https://pa.cheshirewestandchester.gov.uk/online-applications/ .
If you have any comments, please submit them by:	22 May 2026 We will not determine the application before this date. If you need more time, for example where the application raises complex issues, please contact the case officer to discuss.

1. To discuss this application in more detail, please contact the case officer as detailed above. If no case officer is shown, contact one of the following officers:

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Letter Reference Planning searches only	DC/AO665/NG0ISATE0H400				
Consultee Name Planning searches only					
Consultation Type	All				
Comment Date:	to:				
Search Reset					

Notification of Application under the Planning Acts

DATE: 5 May 2026

Cheshire West and Chester Council's Development Management (Planning) Team has received an application in respect of the following:

Site Address:	105 Carlton Road Northwich CW9 5PG
Proposal:	Garage conversion, alterations to garage roof including hip to gable and raising of the roof
Reference Number:	26/01107/FUL
Case Officer:	
Ward:	Northwich Witton
Parish:	Northwich Town Council
How to comment online:	If you want to comment on this application or view all the application documents (including supporting documentation) please use our online Public Access system at https://pa.cheshirewestandchester.gov.uk/online-applications/ .
If you have any comments, please submit them by:	27 May 2026 We will not determine the application before this date. If you need more time, for example where the application raises complex issues, please contact the case officer to discuss.

1. To discuss this application in more detail, please contact the case officer as detailed above. If no case officer is shown, contact one of the following officers:

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Consultee Name Planning searches only					
Consultation Type	All				
Comment Date:	to:				
Search Reset					

Notification of Application under the Planning Acts

DATE: 28 April 2026

Cheshire West and Chester Council's Development Management (Planning) Team has received an application in respect of the following:

Site Address:	120 Chester Road Northwich CW8 4AN
Proposal:	Single storey side extension - variation of condition 2 (approved drawings) of 25/01192/FUL
Reference Number:	26/01080/S73
Case Officer:	
Ward:	Hartford And Greenbank
Parish:	Northwich Town Council
How to comment online:	If you want to comment on this application or view all the application documents (including supporting documentation) please use our online Public Access system at https://pa.cheshirewestandchester.gov.uk/online-applications/ .
If you have any comments, please submit them by:	20 May 2026 We will not determine the application before this date. If you need more time, for example where the application raises complex issues, please contact the case officer to discuss.

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Consultee Name Planning searches only					
Consultation Type	All				
Comment Date:	to:				
Search Reset					

Notification of Application under the Planning Acts

DATE: 5 May 2026

Cheshire West and Chester Council's Development Management (Planning) Team has received an application in respect of the following:

Site Address:	Land At Environmental Health Depot Leicester Street Northwich
Proposal:	Erection of New Foodstore (Class E) with Associated Parking and Landscaping
Reference Number:	26/01064/FUL
Case Officer:	
Ward:	Northwich Witton
Parish:	Northwich Town Council
How to comment online:	If you want to comment on this application or view all the application documents (including supporting documentation) please use our online Public Access system at https://pa.cheshirewestandchester.gov.uk/online-applications/ .
If you have any comments, please submit them by:	27 May 2026 We will not determine the application before this date. If you need more time, for example where the application raises complex issues, please contact the case officer to discuss.

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4. Please note that under the Access to Information Act 1985 any comments you submit will be available for

public inspection and may be copied on request.

5. In the event that an appeal is made against a decision of the Council to refuse to grant planning permission for a proposed householder development or minor commercial development, and that appeal then proceeds by way of the written representations procedure, any representations made to the Council about this application will be passed to the Secretary of State and there will be no opportunity to make further representations.
6. This notice has been served because to do so is required by one or more of the following: the Town and Country Planning (Development Management Procedure) Order 2015, Town and Country Planning (Listed Buildings and

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In Tray Active Consultations Previous Consultations Consultation Search					
System	Planning				
Letter Reference Planning searches only	DC/AO665/NG0ISATE0H400				
Consultee Name Planning searches only					
Consultation Type	All				
Comment Date:	to:				
Search Reset					

Notification of Application under the Planning Acts

DATE: 29 April 2026

Cheshire West and Chester Council's Development Management (Planning) Team has received an application in respect of the following:

Site Address:	Renescence Northwich Griffiths Road Lostock Gralam Northwich CW9 7NU
Proposal:	Extension of the Northwich Biogas Facility Anaerobic Digestion plant including new infrastructure for biogas conversion to biomethane for injection to the gas grid
Reference Number:	26/01251/FUL
Case Officer:	Hazel Honeysett hazel.honeysett@cheshirewestandchester.gov.uk
Ward:	Northwich Witton
Parish:	Northwich Town Council
How to comment online:	If you want to comment on this application or view all the application documents (including supporting documentation) please use our online Public Access system at https://pa.cheshirewestandchester.gov.uk/online-applications/ .
If you have any comments, please submit them by:	21 May 2026 We will not determine the application before this date. If you need more time, for example where the application raises complex issues, please contact the case officer to discuss.

1. To discuss this application in more detail, please contact the case officer as detailed above. If no case officer is shown, contact one of the following officers:

Bethan Armstrong (Principal Planning Officer) – bethan.armstrong@cheshirewestandchester.gov.uk

Steven Holmes (Principal Planning Officer) – steven.holmes@cheshirewestandchester.gov.uk

Catherine Reay (Principal Planning Officer) – catherine.reay@cheshirewestandchester.gov.uk

Please note: For tree applications please contact treeplanningapps@cheshirewestandchester.gov.uk

2. If you require paper copies of plans or other documentation, please submit all requests in writing as soon as possible to planning@cheshirewestandchester.gov.uk. Any such requests should provide precise details of the information required. If unsure, then please contact the case officer or named officers above to discuss.
3. We are required by law to allow 21 days for consultation. If you need longer, then please contact the case officer or named officer above as soon as possible to discuss.

4. Please note that under the Access to Information Act 1985 any comments you submit will be available for public inspection and may be copied on request.
5. In the event that an appeal is made against a decision of the Council to refuse to grant planning permission for a proposed householder development or minor commercial development, and that appeal then proceeds by way of the written representations procedure, any representations made to the Council about this application will be passed to the Secretary of State and there will be no opportunity to make further representations.
6. This notice has been served because to do so is required by one or more of the following: the Town and Country Planning (Development Management Procedure) Order 2015, Town and Country Planning (Listed Buildings and

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Consultee Name Planning searches only	
Consultation Type	All ▼
Comment Date:	to:
Search Reset	

Notification of Application under the Planning Acts

DATE: 28 Aary 2026

Cheshyre i est Wnd Chester County's Develoap ent mWVwep ent (PIWnyng) TeVp hVw receyed Wn VaalcWyon yn resaect of the followyng:

Site Address:	Weaver Shipyard Saxons Lane Northwich CW8 1LB
ProaosW:	Seeking a deed of variation to vary the legal agreement signed for the 2018 permission at Weavership yard
Reference Nup ber:	26/01073/106
CWse Offcyer:	LHdsWVHshynner LHdsWVHshynner.cheshirewestandchester@gov.uk
i Wd:	Northwvch i ynyngton Wnd CWstle
PWvsh:	Northwvch Town Council
- ow to cop p ent onlye:	,f Hbu wVnt to cop p ent on thys VaalcWyon or vjew Wn the VaalcWyon docup ents (yncludyng suaaortyng docup entWyon) aleVse use our onlye Public Access shStep W https://aWcheshirewestandchester@gov.uk/onlyexVaalcWtons/
,f Hbu hWe WnH cop p ents1aleVse subp y thep bH	16 May 2026 i e wyl not deterp yne the VaalcWyon before thys dVvel ,f Hbu need p ore ty e1for eBVp ale where the VaalcWyon rVses cop aleB yssues1aleVse contVct the cVse offcyer to dycussl

–I To dycuss thys VaalcWyon yn p ore detV1aleVse contVct the cVse offcyer Vw detVved Wbove, f no cVse offcyer ys shown1contVct one of the followyng offcyers:

UethWn Arp strong (PrncyWPIWnyng Offcyer) @bethWnArpstrong.cheshirewestandchester@gov.uk
Steven - olp es (PrncyWPIWnyng Offcyer) @stevenIholp.es.cheshirewestandchester@gov.uk
CWtheryne ReWVH (PrncyWPIWnyng Offcyer) @cWtheryneIreWVH.cheshirewestandchester@gov.uk

Please note: For tree VaalcWtons aleVse contVct treealWnyngWvas.cheshirewestandchester@gov.uk

- 2I ,f Hbu requyre aVwer coaes of alVns or other docup entWyon1aleVse subp y Wn requests yn wrytyng Vw soon Vw aossyble to planning@cheshirewestandchester.gov.uk AnHsuch requests should arovyde arecyse detVys of the ynfop Wyon requyredl ,f unsure1then aleVse contVct the cVse offcyer or nVp ed offcyers Wbove to dycussl
- 3I i e We requyred bHIW to Wlow 2– dVWs for consultWyonl ,f Hbu need longer1then aleVse contVct the cVse offcyer or nVp ed offcyer Wbove Vw soon Vw aossyble to dycussl
- 8I PleVse note thW under the Access to ,nfop Wyon Act –495 WnHcop p ents Hbu subp y wyl be WwVvble for

publicly on request.

51. In the event that the Council decides to refuse to grant planning permission for a proposed household development or proposed development, the Council then proceeds with the written representations procedure. The Council will be asked to the Secretary of State and there will be no opportunity to make further representations.
61. This notice has been served because to do so is required by one or more of the following: the Town and Country Planning (Development Management Procedure) Order 20–51 Town and Country Planning (Listed Buildings and

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Appeal Decision

Site visit made on 23 March 2026 by Kim Vo MPLAN

Decision by John Morrison BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 22nd April 2026

Appeal Ref: 6003662

11 Sandeman Crescent, Northwich, Cheshire West and Chester CW8 4ZG

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mrs. Jessica Blenkin against the decision of Cheshire West and Chester Council.
 - The application Ref is 23/02988/FUL.
 - The development proposed is described as “moving of garden fence outwards towards land boundary, in order to facilitate better maintenance and re-wilding of area”.
-

Decision

1. The appeal is allowed and planning permission is granted for the development described as “moving of garden fence outwards towards land boundary, in order to facilitate better maintenance and re-wilding of area” at 11 Sandeman Crescent, Northwich, Cheshire West and Chester CW8 4ZG in accordance with the terms of the application, Ref 23/02988/FUL, subject to the following conditions:
 - 1) The development hereby permitted relates to the following approved plans, drawing references: PP-12399578v1 and 14 14-54.
 - 2) The height of the fence hereby permitted shall not at any time exceed 1.8 metres when measured from the ground level to which it is attached.

Appeal Procedure

2. The site visit was undertaken by a representative of the Inspector whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Preliminary Matter and Main Issue

3. The description of development does not refer to the retrospective nature of the fence, but it is clear from the main parties' cases and my site visit that this is so. The main issue in regard to which is its effect on the character and appearance of the host dwelling and surrounding area.

Reasons for the Recommendation

4. The appeal site occupies a prominent corner plot in a residential area. It features a grass verge to the side currently enclosed by timber fencing, which is subject to this appeal. The surrounding area is largely characterised by open front driveways, hedgerow and plantings, and brick pillars with metal railings. These collectively contribute to the open and spacious feel of the estate. However, a number of nearby corner plots are defined by tall timber fencing. These either run close to, or

along the edge of the public footway, creating an enclosed side and rear boundary. These can be viewed at Number 25 Saner Drive (No. 25) directly opposite to the appeal site, and at Numbers 2 Saner Drive, 39 and 53 Western Way, and 14, 22 and 24 Sandeman Crescent.

5. The fence has resulted in the loss of soft landscaping to the street, and its new position brings it closer to, and further forwards towards the public pavement. Even so, it integrates well with the prevailing boundary treatments on the nearby corner plots referred to above, which feature similar fencing in terms of siting, scale and design. Whilst the proposal creates a staggered fenceline that projects beyond the side fencing of Number 16 Saner Drive, it aligns with and mirrors the positioning of the opposing neighbouring treatment at No. 25. As such, it does not appear as an incongruous or discordant feature. The openness along Sandeman Crescent is also still retained, due to the fence being set well back behind the appeal property. Moreover, it is of a similar scale to the original fence and remains as a subordinate feature to the host dwelling.
6. Therefore, the proposal does not cause harm to the character and appearance of the host dwelling or surrounding area. As such, it complies with Policy ENV 6 of the Local Plan Part One, Policies DM 3 and DM 21 of the Local Plan Part Two, and the Supplementary Planning Document: House Extensions and Domestic Outbuildings 2021. Together, and amongst other things, these policies and guidance require developments to be of high quality design, with boundary treatments to have regard to the character and appearance of the original dwelling and wider setting.

Other Matters

7. Whilst a representation has expressed a preference for a hedge rather than a fence, the proposal has retained two existing trees, which provide a natural feature above the fenceline. There is also a grass verge next to the rear garden. It is within the appellant's ownership and has been maintained alongside their domestic garden without any apparent issues. As such, the incorporation of this area into the rear garden is unlikely to introduce new environmental risks.

Conditions

8. To provide certainty and for enforcement purposes, it is necessary to impose a condition to specify the approved plans the development relates to. As the development has been fully constructed, a condition for a time limit and to control materials is not necessary. Particularly since I see no reason to find the materials it has been constructed in unacceptable. No information is provided in relation to the fence's height. However, the appellant confirms that it is 1.8 metres high and a condition will be imposed to ensure the development does not exceed this.

Conclusion and Recommendation

9. For the reasons given above, I recommend that the appeal should be allowed given it complies with the development plan and there is nothing compelling to suggest a decision other than in accordance therewith.

Kim Vo

APPEAL PLANNING OFFICER

Inspector's Decision

10. I have considered all the submitted evidence and my representative's report and on that basis the appeal is allowed, and planning permission is granted, subject to the conditions set out.

John Morrison

INSPECTOR