



BOROUGH OF CREWE AND NANTWICH

Environment and Development
Municipal Buildings, Earle Street, CREWE CW1 2BJ
Tel: Crewe (01270) 537503 Fax: (01270) 537496

ALAN MILLINGTON BA(Hons) BTP DMS MRTPI
BOROUGH PLANNING OFFICER

NOTICE OF FULL PERMISSION

Application No. P06/0547

TOWN AND COUNTRY PLANNING ACT 1990

To **A Hunter Graham**
Planning Matters
The Firs
7 Hellath Wen
Nantwich
Cheshire
CW5 7BB

PARTICULARS OF DEVELOPMENT

Upgrading of External Walls, Single Storey Side and Rear Extension

at **2 Swedish Houses Audlem Road Hankelow Crewe Cheshire CW3 0JF**

for **Mr & Mrs Walters**

In pursuance of their powers under the above Act, the Council hereby PERMIT the above development to be carried out in accordance with the application and accompanying plans submitted by you, subject to compliance with the condition(s) set out below :-

1. The development must be begun not later than the expiration of 3 years beginning with the date of this permission.

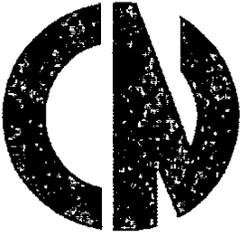
Reason :- To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. Notwithstanding the details shown on the approved plan/application form details of all materials to be used on the external elevations of the development shall be submitted to and approved in writing by the Local Planning Authority prior to the development being commenced.

Reason :- In the interests of the appearance of the development in the locality and in accordance with Policy BE.2 (Design Standards) of the Borough of Crewe and Nantwich Replacement Local Plan 2011.

3. Notwithstanding the provisions of the Town and Country Planning (General Development) Order 1995, the said garage shall not be used for any purpose (including a purpose ordinarily incidental to the enjoyment of the dwellinghouse) which would preclude its use for the accommodation of a private motor vehicle.

Please see additional notes attached to this notice



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Application Number P06/0547 Continued

Reason :- In the opinion of the Local Planning Authority the retention of parking space(s) within the site is of importance in safeguarding the appearance of the immediate surroundings and highway safety in accordance with Polciy BE.3 (Access and Parking) of the Borough of Crewe and Nantwich Replacement Local Plan 2011.

4. The workshop hereby permitted shall not be used for the running and operating of a business and shall only be used for a domestic purpose incidental to the enjoyment of the dwellinghouse.

Reason :- The Local Planning Authority would wish to give further consideration to the operating of a business from this site.

Reason(s) for Decision

1. The proposed development respects the size and character of the host dwelling and the surrounding area. It will not have an adverse impact upon neighbouring amenity and is of suitable design appropriate to the purpose it will serve in keeping with Policy BE.2 (Design Standards). The proposal therefore complies with Policy BE.1 (Amenity), Policy BE.2 (Design Standards) and Policy RES.11 (Improvements and Alterations to Existing Dwellings) of the Borough of Crewe and Nantwich Replacement Local Plan 2011.

Signed

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Borough Planning Officer

Date 30th June 2006

Please see additional notes attached to this notice

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