

26/1152/HOUS: Proposal: 2.5m Rear single storey extension.

Location: 1, Boltons Cottage Checkley Lane, Checkley, Nantwich, Cheshire East, CW5 7QA

Please find below the comments and concerns of the Doddington & District Parish Council in relation to this latest application to extend 1, Bolton Cottage, Checkley.

This property has engaged in several substantial alterations since it was sold back in 2012.

13/4519N: Saw a substantial two-storey side extension plus a double garage structure with bin storage area. There was also an important modification of the driveway and entrance area to enable safer access and egress from the property. These extensions represented an increase in overall footprint of over 80% (not including the garage).

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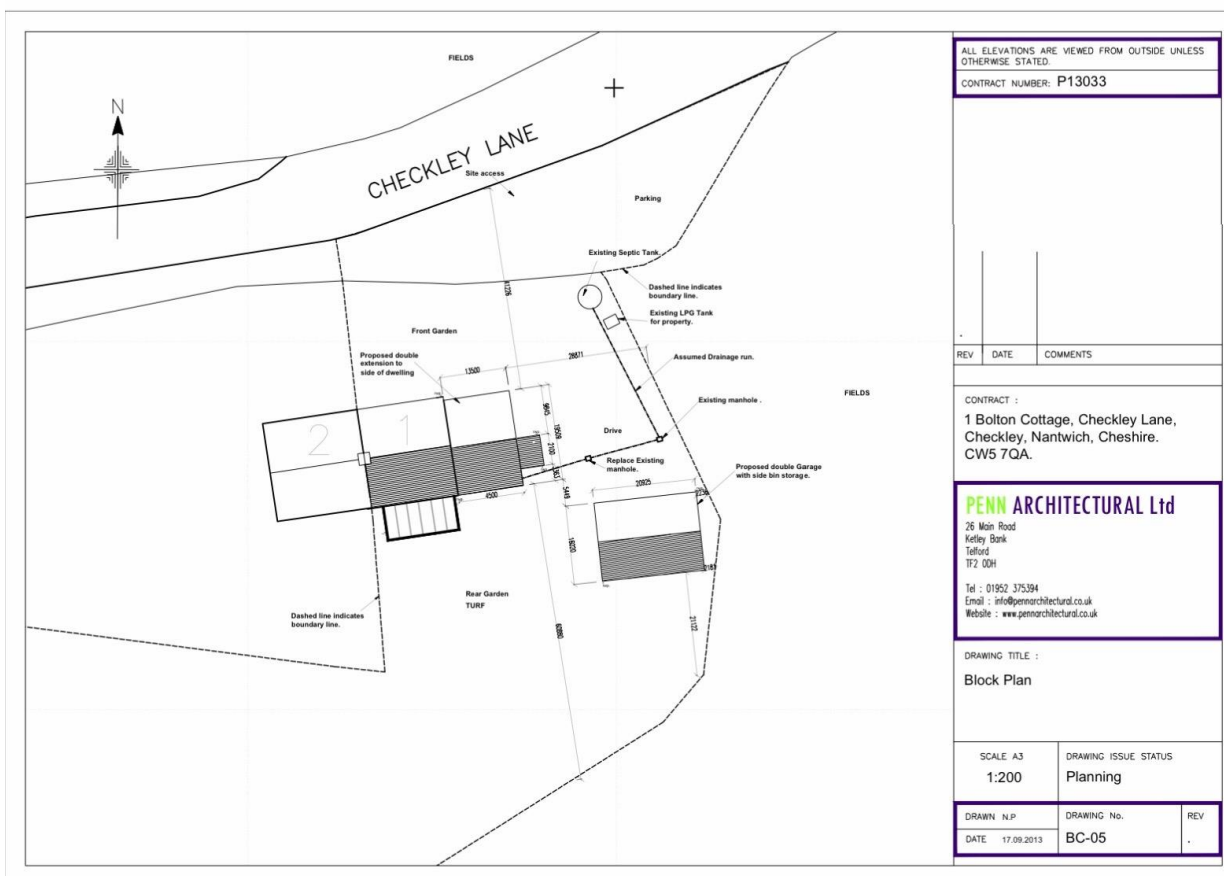
DESCRIPTION OF SITE AND CONTEXT

The application relates to a two storey semi detached property constructed out of facing brick under a concrete tile roof. The property is set within an extensive residential curtilage, which is bounded by close boarded timber fencing and post and rail fencing. The property is backs onto open fields. The application site is located wholly within the open countryside.

DETAILS OF PROPOSAL

This is a full application for a two storey side extension and detached double garage at no. 1 Boltons Cottage, Checkley Lane, Checkley.

(Extract from the original report)



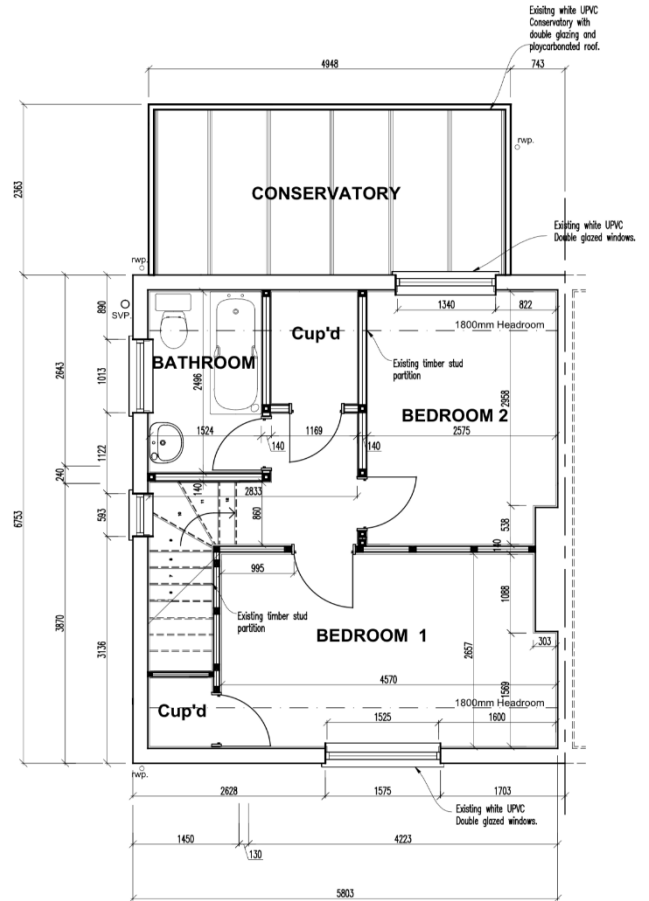
13/4519N: Proposed footprint including small conservatory plus double garage.



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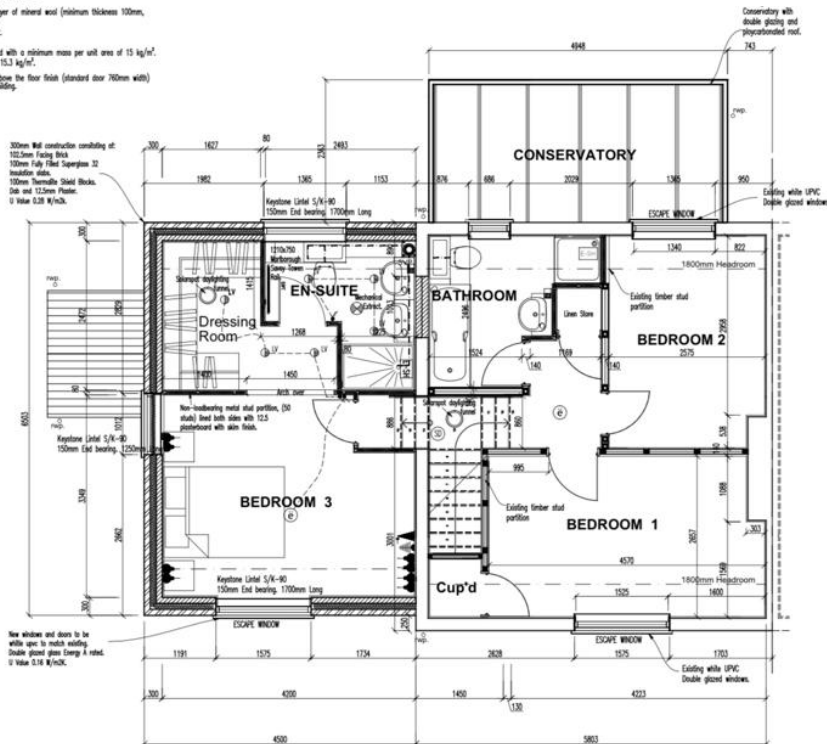
13/4519N: Original 1st floor plan showing glazed roof of existing lean-to UPVC conservatory. →



Plasterboard:
 Use 12.5mm E-check plasterboard on insulated partitions.
 Use 12.5mm Standard Wallboard on ground floor ceilings.
 Use 12.5mm Standard Wallboard on all other locations unless specifically detailed differently.

Floors:
 22mm Grade P5 moisture resistant fibrous chipboard on C16 subfloor joists @ 500 ctrs. Chipboard pre-wetted and screwed @ 300 ctrs. around board perimeter and at 500 ctrs. on intermediate supports. All joints to be glued with Unibond Universal Adhesive.
 Floors are to be fully insulated with an absorbent layer of mineral wool (minimum thickness 100mm, minimum density of 70 kg/m³) laid in cavity.
 Use 'Dens Contag' 100mm Green wool 70 kg/m³.
 Floors are to be covered with timber or wood board with a minimum mass per unit area of 15 kg/m².
 Use 22mm P5 1 & 2 moisture resistant chipboard 15.3 kg/m².
 In addition there should be a undercut of 10mm above the floor finish (standard door 700mm width) for internal door between wet room and existing building.

EXISTING FIRST FLOOR PLAN.



13/4519N: First floor extension still showing retention of the UPVC lean-to conservatory.

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The current application

This application seeks permission for a 2.5m x 4.5m single-storey extension to the rear of the property. This represents a further increase in the footprint of the dwelling of 11.25m².

HOWEVER; on further examination of the plans we note that the original lean-to conservatory has been replaced by a far larger, substantial brick-built extension with peaked roof and sky-lights. (Named on the plans as “the family room”).

We have been unable to find any record of planning permission for this significant addition to the property on the planning portal.

This family room extension alone, means that the original footprint of this dwelling (which was a modest “2-up, 2-down” agricultural workers cottage) has already been extended by over 150% (plus the additional first floor foot-print gained by the original two-storey extension).

In turn this makes significant in-roads into the amenity space within the domestic curtilage of the property (which is not properly delineated on the current plans) .



← 26/1152/HOUS shows cumulative footprint if approved.

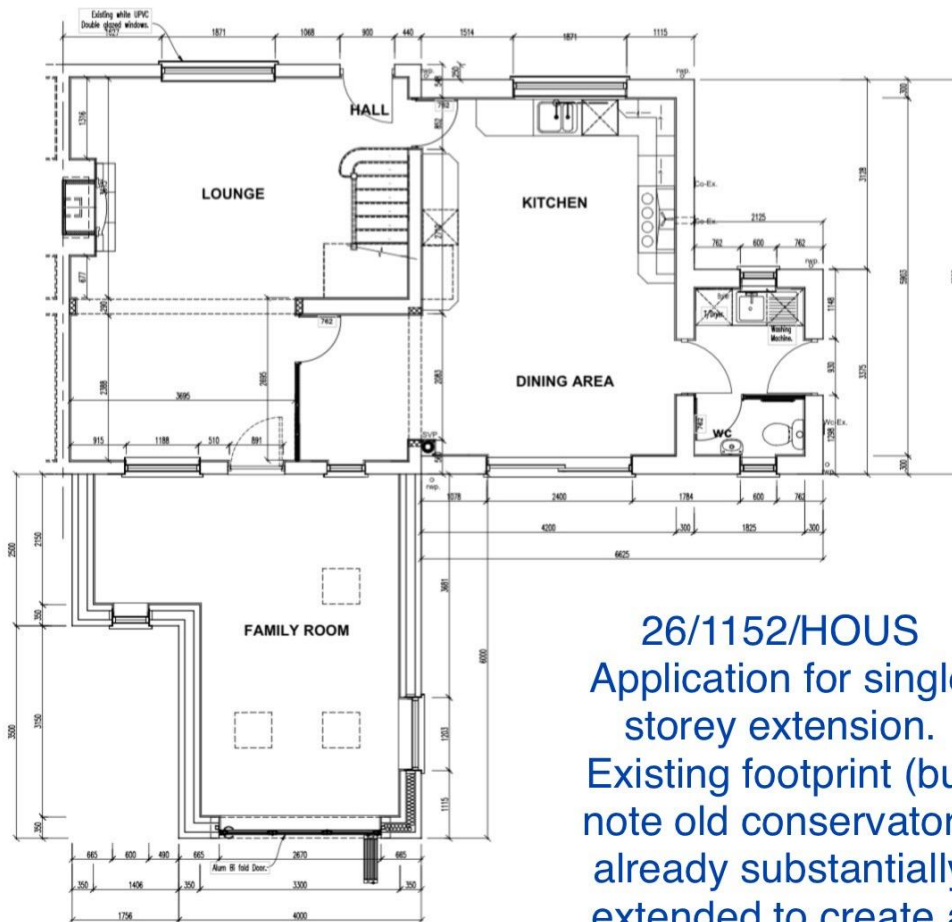
(Illustrates ‘new’ family room gabled extension.)

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EXISTING REAR ELEVATION



EXISTING GROUND FLOOR PLAN.

NOTE:
INTERNAL DIMENSIONS ARE FROM BLOORWORK FACE TO BLOORWORK FACE, OR BLOORWORK FACE TO FINISHED PLASTER FACE OF METAL STUD PARTITION.

26/1152/HOUS
Application for single
storey extension.
Existing footprint (but
note old conservatory
already substantially
extended to create a
Family Room.)

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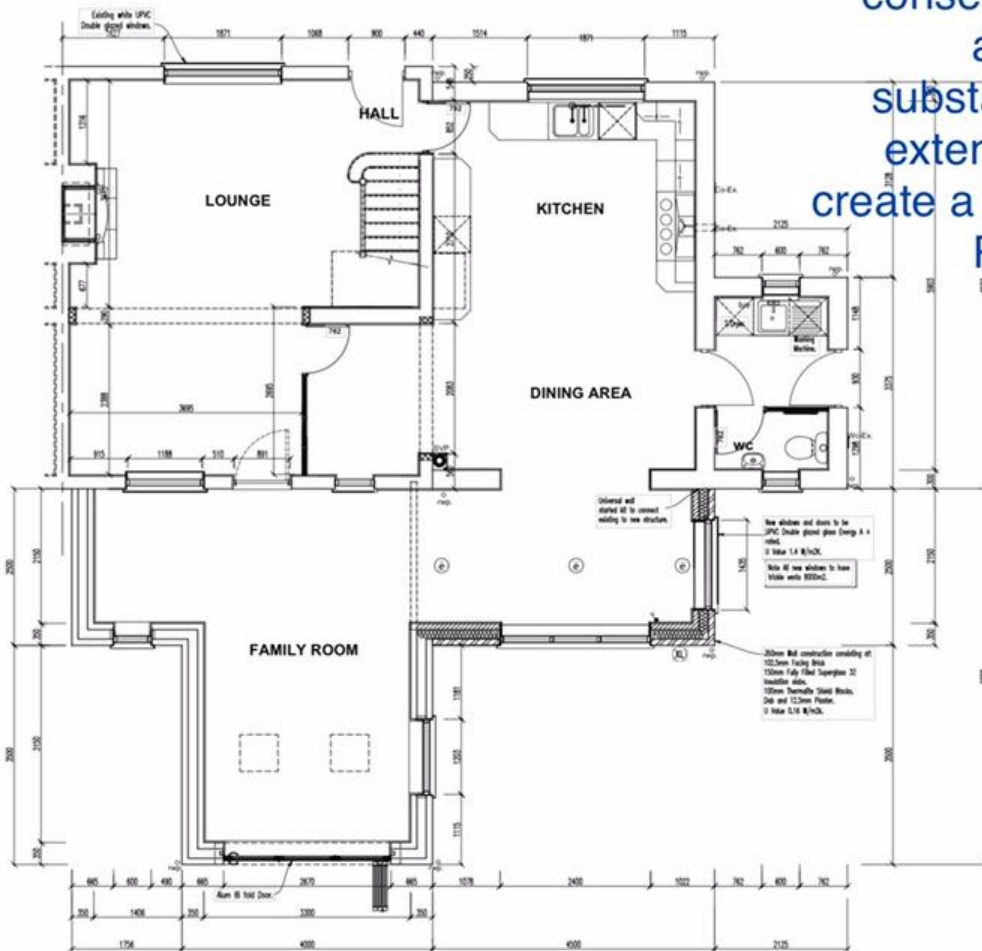
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26/1152/HOUS
Application for
single storey
extension.
Proposed
new
footprint

PROPOSED REAR ELEVATION

(but note old
conservatory
already
substantially
extended to
create a Family
Room.)



PROPOSED GROUND FLOOR PLAN.

NOTE: INTERNAL DIMENSIONS ARE FROM BLOOMKORN FACE TO BLOOMKORN FACE, OR BLOOMKORN FACE TO FINISHED PLASTER FACE OF METAL STUD PARTITION.

SCALE 1:50
SCALE 1:1

- Electrical Key
- Ⓢ Waller Light fitting
 - Ⓣ Energy efficient Pendant
 - Ⓠ Pendant Light fitting
 - Ⓚ Wall Light fitting
 - Ⓡ Tangent downlight
 - Ⓞ Recessed downlight
 - Ⓛ Entry Phone
 - Ⓢ Up Light, wall light fit
 - Ⓞ Spotlight
 - Ⓚ External Light fitting
 - Ⓡ Fluorescent light fitting
 - Ⓡ Recessed light fitting
 - Ⓡ 1 way lighting switch
 - Ⓡ 2 way lighting switch
 - Ⓡ Intermediate lighting switch
 - Ⓡ Pull switch
 - Ⓡ Stop double pole switch

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It appears that even under the most recent NPPF and permitted development policies, this property has already been extended to a significant / maximal degree.

Approval of yet a further extension must therefore be questioned until the planning status of the "family room" has been validated and approved.

Whilst the current application is relatively small, when included in the cumulative impact of the family room, double garage, side extension and expansion of the access on the domestic curtilage, it may be that any further extensions will represent an over-development of this site and one that is highlighted by the retained modest dimensions of its semi-detached neighbour; 2, Bolton Cottages.

We would therefore request that this application is REFUSED

[END]