

***Planning Report, December 2021,***

**APP/21/02071 - 36 GLENMORE ROAD, OXTON, CH43 2HG**

Erection of a Single Storey Kitchen Extension and Alterations to Vehicular Access.

As far as the single storey extension is concerned, we agree with the comprehensive Heritage Statement which says:

“The character of Glenmore Road will be unaffected by the proposed development as the proposed extension is (in)visible from any public viewpoint. The proposed extension will only be visible to those neighbouring properties that have a view of the rear garden.”

The alterations to the front boundary wall and paving of the front garden for parking have already been carried out. We accept that “the alterations to the front boundary wall are minimal and consist of the rebuilding of the existing brickwork pier to make the driveway entrance wider” as set out in the Heritage Statement.

We also note that the original timber windows have been replaced with dark-finish pvc windows – under the permitted development rules.

Overall we believe that the primary character of this house and its contribution to the character of the Conservation Area will be unaffected by this application and so we offer no objection.

**APP/21/02238: 1 ALTON ROAD, OXTON, CH43 6UB:** Conversion of existing garage into garden room/art studio. External works to garage to include increased height, new lean to canopy to front, works to openings and landscaping works.

This proposal concerns the heavily screened bungalow at the top of Alton Rd. We accept that the development is invisible from the public domain and in also improves the look of the building.

**APP/21/02025: 12 TEMPLEMORE ROAD, OXTON, CH43 2HB** Construction of single storey extension and external stairs to rear of house

This is a corner property and so the proposed extension is somewhat visible from the public domain. However, the materials will match the parent house so no objection.

**APP/21/01191: Queens Arms Hotel, STORETON ROAD, OXTON, CH43 5TL.**

Retrospective planning application for the installation of concrete bollards and formation of concrete hardstanding to Newburns Lane.

We received representations from Neighbours objecting to these bollards when they appeared and we said we would look sympathetically when the retrospective application came in. We now see that the bollards are justified on Health and Safety grounds and so we offered no objection. However we did suggest that painting in dark green would reduce their negative impact.