Borough Decisions - Planning Committee Meeting 3 September 2026

Grappenhall and Thelwall Parish Council

25/08/2026

Planning Register

Reference 2026/00329/FULH Date Recd. 20/03/2026

Amendment

Description Single storey rear extension

Ward Thelwall
App Type FULL
Dev Type House Extensions
Plan Status Undesignated

Location 1 Whitegate Barns, Weaste Lane, Thelwall

Applicant J Richards and R Hignet

Local Council Comments (Permit 02/04/2026)

Considered at the meeting of the Planning Committee held on 2 April 2026

No objection

Planning Authority Decision (Permit 17/07/2026)

Reference 2026/00377/FULH Date Recd. 02/04/2026

Amendment

Description Single storey side extension plus single/double storey rear and side extension

Ward Grappenhall
App Type FULL
Dev Type House Extensions
Plan Status Undesignated

Location 17 Portola Close, Grappenhall WA4 2SW

Applicant Kevin and Valerie O'Brien

Local Council Comments (Permit 16/04/2026)

Considered at the Planning Committee meeting held on 16 April 2026
No objection

Planning Authority Decision (Permit 13/07/2026)

Reference 2026/00462/FULH Date Recd. 15/04/2026

Amendment

Description New pitched roof over existing single storey side and rear extension with front canopy

Ward Grappenhall
App Type FULL
Dev Type House Extensions
Plan Status Undesignated

Location 151 Knutsford Road, Grappenhall, WA4 2QY

Applicant L Sanders

Local Council Comments (Permit 16/04/2026)

Considered at the Planning Committee meeting held on 16 April 2026
No objection

Planning Authority Decision (Permit 31/07/2026)

Reference 2026/00479/CLDP Date Recd. 22/04/2026

Amendment

Description Certificate of Lawfulness (Proposed)

Ward Grappenhall
App Type Misc
Dev Type Other
Plan Status Undesignated

Location 159A Chester Road, Grappenhall WA4 2SB

Applicant M Lawledge

Local Council Comments (Permit 07/05/2026)

Considered at the Planning Committee meeting held on 7 May 2026
No objection

Planning Authority Decision (Permit 24/06/2026)

Reference 2026/00576/TPO Date Recd. 06/05/2026

Amendment

Description Remedial works to x1 tree

Ward Grappenhall
App Type TPO
Dev Type Conservation Area
Plan Status Undesignated

Location The Lindens, Balmoral Road, Grappenhall, WA4 2EB

Applicant Laura Monaghan

Local Council Comments (Permit 07/05/2026)

Considered at the Planning Committee meeting held on 7 May 2026
No objection

Planning Authority Decision (Permit 06/07/2026)

Reference 2026/00573/FULH Date Recd. 06/05/2026

Amendment

Description Single storey side and rear extension, to replace existing attached outbuildings. Alterations to the front elevation including removal of existing covered porch area, and replacing with bay window and new porch.

Ward Grappenhall
App Type FULL
Dev Type House Extensions
Plan Status Undesignated

Location 2 Barrymore Road, Grappenhall
WA4 2PZ

Applicant Nelson

Local Council Comments (Permit 07/05/2026)

Considered at the Planning Committee meeting held on 7 May 2026
No objection

Planning Authority Decision (Permit 21/07/2026)

Reference 2026/00588/FULH Date Recd. 13/05/2026

Amendment

Description Part single storey and part two storey extension to side and rear

Ward Grappenhall
App Type FULL
Dev Type House Extensions
Plan Status Undesignated

Location 70 Thelwall New Road
WA4 2HY

Applicant M Edwards

Local Council Comments (Permit 21/05/2026)

Considered at the Planning Committee meeting held on 21 May 2026
No objection

Planning Authority Decision (Permit 31/07/2026)

Reference 2026/00607/CLDP Date Recd. 13/05/2026

Amendment

Description Single Storey Side & Rear Extension and Alterations
For Information Only

Ward Grappenhall
App Type Misc
Dev Type House Extensions
Plan Status Undesignated

Location FOUR WINDS Cinder Lane, Grappenhall Thelwall, WA4 3JL

Applicant Paul Taylor

Local Council Comments (Other 21/05/2026)

Considered at the Planning Committee meeting held on 21 May 2026
Noted

Planning Authority Decision (Permit 13/07/2026)

Reference 2026/00605/VARC Date Recd. 13/05/2026

Amendment

Description Variation of Conditions 2(plans & elevations to width of side extension on previous application 2025/00840/FULH

Ward Thelwall
App Type VC
Dev Type House Extensions
Plan Status Undesignated

Location 16 Woodlands Drive,
Thelwall
WA4 2EU

Applicant L& R Nelder

Local Council Comments (Permit 21/05/2026)

Considered at the Planning Committee meeting held on 21 May 2026
No objection

Planning Authority Decision (Permit 01/07/2026)

Reference 2026/00600/TPO Date Recd. 13/05/2026

Amendment

Description Proposed fell of x2 trees and Remedial works to x2 trees

Ward Grappenhall
App Type TPO
Dev Type Tree Preservation
Plan Status Undesignated

Location 4, THELWALL VIEW Knutsford Road, Grappenhall And Thelwall, Warrington, WA4 2TU

Applicant J Savage

Local Council Comments (Permit 21/05/2026)

Considered at the Planning Committee meeting held on 21 May 2026
No objection subject to Arboculturist report. Please replace and replant.

Planning Authority Decision (Permit 09/07/2026)

Reference 2026/00630/DISCON Date Recd. 25/05/2026

Amendment

Description Discharge of Conditions 4(Materials), 7(Timber gate details), 9(Vehicular and pedestrian access), 10(cycle parking), 11(Electric Vehicle Charging points), 12(Landscape Plan), and 15(Construction method statement) on application 2024/01330/FUL (Replacement dwelling)
For Information Only

Ward Grappenhall
App Type Misc
Dev Type Other
Plan Status Undesignated

Location INGLESIDE Church Lane,
Grappenhall
WA4 3EP

Applicant M Dow

Local Council Comments (Other 18/06/2026)

Considered at the Planning Committee meeting held on 18 June 2026
Noted

Planning Authority Decision (Permit 22/07/2026)

Reference 2026/00661/FULH Date Recd. 03/06/2026

Amendment

Description Single-storey rear extension.

Ward Thelwall
App Type FULL
Dev Type House Extensions
Plan Status Undesignated

Location 509 Stockport Road,
Thelwall
WA4 2TH

Applicant Joanne Cooper

Local Council Comments (Permit 18/06/2026)

Considered at the meeting of the Planning Committee held on 18 June 2026
No objection

Planning Authority Decision (Permit 06/08/2026)

Reference 2026/00686/CLDP Date Recd. 03/06/2026

Amendment

Description Construction of swimming pool and erection of pool house in rear garden.
For information only

Ward Grappenhall
App Type Misc
Dev Type Other
Plan Status Undesignated

Location 155 Chester Road,
Grappenhall
WA4 2SB

Applicant J Critchley

Local Council Comments (Other 18/06/2026)

Considered at the Planning Committee meeting held on 18 June 2026
Noted

Planning Authority Decision (Permit 17/07/2026)

Reference 2026/00650/FULH Date Recd. 03/06/2026

Amendment

Description Single storey rear extension

Ward Thelwall
App Type FULL
Dev Type House Extensions
Plan Status Undesignated

Location Ferryway, Ferry Lane,
Thelwall,
WA4 2SS

Applicant Kathy Newall

Local Council Comments (Permit 18/06/2026)

Considered at the meeting of the Planning Committee held on 18 June 2026
No objection

Planning Authority Decision (Permit 06/08/2026)

Reference 2026/00716/HPA Date Recd. 08/06/2026

Amendment

Description Single storey rear extension to extend beyond the rear wall by 8m, height of 4m and height of the eaves to be 3m

Ward Thelwall
App Type Misc
Dev Type House Extensions
Plan Status Undesignated

Location The Gables, Half Acre Lane,
Thelwall,
WA4 3JG

Applicant S Jonnagedala

Local Council Comments (Other 18/06/2026)

Considered at the Planning Committee meeting held on 18 June 2026
Noted

Planning Authority Decision (Permit 07/07/2026)

Prior Approval Not Required

Reference 2026/00671/FULH Date Recd. 08/06/2026

Amendment

Description Front porch extension and two storey side extension

Ward Thelwall
App Type FULL
Dev Type House Extensions
Plan Status Undesignated

Location 51 Barley Road,
Thelwall,
WA4 2EZ

Applicant Adam Dickin

Local Council Comments (Permit 18/06/2026)

Considered at the Planning Committee meeting held on 19 February 2026
No objection. Hoever, the Council notes the proposed window in the first floor side extension to the ensuite and suggests that this should be conditioned to be obscure glazed to protect the living conditions of the occupiers of the adjacent property.

Planning Authority Decision (Permit 19/08/2026)

Reference 2026/00699/FULH Date Recd. 08/06/2026

Amendment

Description First Floor Side Extension

Ward Grappenhall
App Type FULL
Dev Type House Extensions
Plan Status Undesignated

Location 41 Clarence Road,
Grappenhall,
WA4 2PH

Applicant Kayll

Local Council Comments (Permit 18/06/2026)

Considered at the Planning Committee meeting held on 18 June 2026
No objection

Planning Authority Decision (Refuse 23/07/2026)

Reference 2026/00715/CLDP Date Recd. 10/06/2026

Amendment

Description Two storey rear extension, 2 no. single storey side extensions, and detached garage.
For Information Only

Ward Thelwall
App Type Misc
Dev Type House Extensions
Plan Status Undesignated

Location The Gables, Half Acre Lane,
Thelwall,
WA4 3JG

Applicant S Jonnagedala

Local Council Comments (Other 18/06/2026)

Considered at the Planning Committee meeting held on 18 June 2026
Noted

Planning Authority Decision (Permit 06/08/2026)

Reference 2026/00743/FULH Date Recd. 14/06/2026

Amendment

Description Single storey rear extension

Ward Grappenhall
App Type FULL
Dev Type House Extensions
Plan Status Undesignated

Location 12 Shirley Drive,
Grappenhall
WA4 2PA

Applicant Z Nagi

Local Council Comments (Permit 18/06/2026)

Considered at the Planning Committee meeting held on 18 June 2026
No objection

Planning Authority Decision (Permit 06/08/2026)

Reference 2026/00768/FULH Date Recd. 21/07/2026

Amendment Yes

Description Proposed first floor side extension, garage conversion and external alterations including rendering

Ward Grappenhall
App Type FULL
Dev Type House Extensions
Plan Status Undesignated

Location 185 Chester Road, Grappenhall WA4 2QB

Applicant Katy Butler Jones

Local Council Comments (Permit 02/07/2026)

Considered at the Planning Committee meeting held on 2 July 2026

The existing dwelling is a 3 bedroom semi detached dwelling fronting onto Chester Road. The proposed extension would result in the creation of an additional bedroom. As a 4 bedroom house it would require the provision of 3 off-road parking spaces to comply with WBC's relevant Parking Standards SPD.

The plans submitted with the application indicate that 3 off-street parking spaces would be provided to the front of the new dwelling. However, the Council is concerned as to whether the parking provision indicated would allow vehicles to enter and exit the site in forward gear when all 3 parking spaces were occupied.

Chester Road is a classified road (A56) and the Council considers that vehicles reversing out of the site onto a busy classified road would be likely to be detrimental to highway safety. Accordingly it objects to the proposal in this respect.

Amended plans considered at the Planning Committee meeting held on 6 August 2026

The Council notes that the amended plans showing the revised parking provision. It also notes that the Highway's Officer indicates that there is no objection to the provision and layout now shown. In the light of this the Council is willing to withdraw its objection. However, it is concerned that whilst the existing small bedroom on the front of the dwelling may be indicated as a home office on the plans, as is the case with most of the existing 1930's, 1950's and 1960's the room was built as a bedroom. The proposed extension would therefore result in the creation of an additional bedroom effectively making the dwelling a 4 bedroom house.

Planning Authority Decision (Permit 18/08/2026)

Reference 2026/00796/FULH Date Recd. 24/06/2026

Amendment

Description Single storey rear and side extension

Ward Grappenhall
App Type FULL
Dev Type House Extensions
Plan Status Undesignated

Location 16 Middlehurst Road,
Grappenhall
WA4 2LG

Applicant Masters

Local Council Comments (Permit 02/07/2026)

Considered at the Planning Committee meeting held on 2 July 2026
No objection

Planning Authority Decision (Permit 12/08/2026)

Reference 2026/00807/CLDP Date Recd. 25/06/2026

Amendment

Description

Ward Thelwall
App Type Misc
Dev Type House Extensions
Plan Status Undesignated

Location 78 Pelham Road, Thelwall WA4 2HA

Applicant Simon Howell

Local Council Comments (Other 02/07/2026)

Considered at the Planning Committee meeting held on 2 July 2026
Noted

Planning Authority Decision (Other 19/08/2026)

Part granted/part refused
The proposed single storey rear extension and porch, as described on the Application Form and submitted drg nos. (i) 002 & (ii) 004 as submitted on 24-06-2026, meets the requirements for permitted development set out under The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Schedule 2, Part 1, Classes A & D respectfully and as such would be lawful.
2 The proposed single storey side extension, as described on the Application Form and submitted drg nos. (i) 002 & (ii) 004 as submitted on 24-06-2026, does not comply with The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Schedule 2, Part 1, Class A.1e, as the enlarged part of the dwellinghouse would extend beyond a wall which fronts a highway and forms a side elevation of the original dwellinghouse. As such the proposed single storey side extension WOULD NOT be lawful.

Reference 2026/00801/FULH Date Recd. 08/07/2026

Amendment

Description Single storey extension to side and rear and partial garage conversion

Ward Grappenhall
App Type FULL
Dev Type House Extensions
Plan Status Undesignated

Location 7 Knightsbridge Avenue, Grappenhall, Warrington WA4 2QR

Applicant F Brodie

Local Council Comments (Permit 16/07/2026)

Considered at the Planning Committee meeting held on 16 July 2026
No objection

Planning Authority Decision (Permit 20/08/2026)

Reference 2026/00864/LBC Date Recd. 15/07/2026

Amendment

Description Listed Building Consent

Ward Grappenhall
App Type LBC
Dev Type Listed Building
Plan Status Undesignated

Location 4 Laurel Bank,
Grappenhall
WA4 2SF

Applicant Sarah Muir

Local Council Comments (Permit 16/07/2026)

Considered at the Planning Committee meeting held on 16 July 2026
No objection subject to the Conservattion Officer's report

Planning Authority Decision (Permit 12/08/2026)

Reference 2026/00958/DISCON Date Recd. 27/07/2026

Amendment

Description Discharge of condition 3 (Materials) on planning application 2024/01056/FULM (Proposed residential development of 237 dwellings)
For info only

Ward Grappenhall
App Type Misc
Dev Type Other
Plan Status Undesignated

Location Redrow Homes, Grappenhall Heys

Applicant Carl Jones (Redrow Homes)

Local Council Comments (Other 06/08/2026)

Considered at the Planning Committee meeting held on 6 August 2026
Noted

Planning Authority Decision (Permit 17/08/2026)

LPA Date >= 24-Jun-2026 AND LPA Date <= 20-Aug-2026