Parish Council Comments - Planning Committee 6 August 2026

Grappenhall and Thelwall Parish Council

10/08/2026

Planning Register

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 (No objection 06/08/2026)

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 the amended plans showing the revised parking provision and layout. It also notes that the Highway's Officer indicates that there is no objection to the parking 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 1930s, 1950's and 1960's housing stock 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 ( )

Reference	2026/00885/FULH	Date Recd.	28/07/2026	Amendment	
Description	Single storey rear extension			Ward	Thelwall
				App Type	FULL
				Dev Type	House Extensions
				Plan Status	Undesignated
Location	367 Stockport Road, Thelwall WA4 2TP				
Applicant	M Welsby				

Local Council Comments (Object 06/08/2026)

Considered at the meeting of the Planning Committee held on 6 August 2026
The proposed development would be sited within the Green Belt. Development in the Green Belt should be regarded as inappropriate, unless it comprises one of the exceptions set out in the National Planning Policy Framework (NPPF). One such exception is for the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building. The information submitted with the application indicates that the existing dwelling has been extended in the past albeit unclear as to the extent of these extensions. The information also indicates that the proposed extension would result in a 45% increase in floor area from the existing dwelling. Whilst there is some uncertainty regarding the exact calculations it would seem that the proposed extension combined with previous extensions would exceed the 33% increase indicated in WBC's House Extensions SPD as comprising a not disproportionate increase in the size of the original dwelling. Accordingly, when considered against this criterion of the NPPF the proposed development would be considered inappropriate development. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Accordingly, for the reasons detailed above the Council objects to the proposed development.

Planning Authority Decision ( )

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

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

Location Redrow Homes, Grappenhall Heys

Applicant Carl Jones (Redrow Homes)

Amendment	
Ward	Grappenhall
App Type	Misc
Dev Type	Other
Plan Status	Undesignated

Local Council Comments (Other 06/08/2026)

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

Planning Authority Decision ( )

Reference 2026/00907/FULH Date Recd. 17/07/2026

Description Single storey rear extension, replacement front single storey flat roof to tiled, addition of new oak frame open porch and associated internal alterations

Location 37 York Road, Grappenhall WA4 2EH

Applicant J Kinnaird

Amendment	
Ward	Grappenhall
App Type	FULL
Dev Type	Householder
Plan Status	Undesignated

Local Council Comments (No objection 06/08/2026)

Considered at the Planning Committee meeting held on 6 August 2026
No objection

Planning Authority Decision ( )

Reference 2026/00914/FULH Date Recd. 17/07/2026

Description Single storey rear/side extension and partial garage conversion

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

Location 11 Shirley Drive, Grappenhall WA4 2PA

Applicant Damir Sirovica

Local Council Comments (No objection 06/08/2026)

Considered at the Planning Committee meeting held on 6 August 2026
No objection

Planning Authority Decision ( )

Reference 2026/00925/LBC Date Recd. 21/07/2026

Amendment

Description Insertion of three thatched gabled dormers within the inner roof slopes of the modern (2000-2002) extensions to the rear of the cottage to facilitate the conversion and subdivision of the existing attic spaces within both the historic core and the modern extensions to form two additional bedrooms an ensuite, two dressing rooms, a landing area and storage space

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

Location 90 Warrington Road, Lymm WA13 9BT

Applicant Christopher Davies

Local Council Comments (No objection 06/08/2026)

Considered at the Planning Committee meeting held on 6 August 2026
No objection subject to the Conservation Officer being satisfied with the proposed works.

Planning Authority Decision ( )

Reference 2026/00974/TPO Date Recd. 28/07/2026

Amendment

Description Remedial pruning to x1 no Tree

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

Location 44 Sharon Park Close, Grappenhall WA4 2YN

Applicant Scott Roberts

Local Council Comments (No objection 06/08/2026)

Considered at the Planning Committee meeting held on 6 August 2026
No objection subject to Arboricultural report. Of the two options referred to in the information accompanying the application the Council would prefer Option 1.

Planning Authority Decision ( )

Reference 2026/00994/CLDP Date Recd. 04/08/2026

Amendment

Description Single storey rear extension
For Info only

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

Location 70 Stansfield Drive, Grappenhall, WA4 3EA

Applicant Martin Ford

Local Council Comments (Other 06/08/2026)

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

Planning Authority Decision ( )

Reference 2026/00942/FULH Date Recd. 21/07/2026

Amendment

Description Insertion of three thatched gabled dormers within the inner roof slopes of the modern (2000-2002) extensions to the rear of the cottage to facilitate the conversion and subdivision of the existing attic spaces within both the historic core and the modern extensions, to form two additional bedrooms, an en-suite, two dressing rooms, a landing area and storage space

Ward Thelwall
App Type FULL
Dev Type Householder
Plan Status Undesignated

Location 90 Warrington Road, Lymm WA13 9BT

Applicant Christopher Davies

Local Council Comments (No objection 06/08/2026)

Considered at the Planning Committee meeting held on 6 August 2026
No objection subject to the Conservation Officer being satisfied with the proposed works.

Planning Authority Decision ( )

Date Recd. >= 17-Jul-2026 AND Date Recd. <= 04-Aug-2026