

1. Application under consideration:

Application Number:	21/03070/FUL
Location:	Stockton Gate Cottage, Stockton Hall Lane, Stockton, Malpas, Cheshire, SY14 7AE
Proposal:	Two storey rear extension and detached double garage

2. Executive summary: *(Delete which statements are not appropriate and add reasons.)*

Malpas Parish Council supports this application because:

Malpas Parish Council objects to this application because:

Malpas Parish Council would make the observations as documented below:

If the Cheshire West Council Planning Authority is minded to approve the application the Parish Council would request that the following conditions be included:

1/	If the planning authority is minded to approve this application then we would expect to see conditions added that help the dwelling to progress towards being carbon neutral, e.g. with renewable sources of heating and the installation of an electric charging point.
2/	The removal of development rights on the garage

3. Background Factors:

Open countryside	<input checked="" type="checkbox"/>	Within settlement boundary	<input type="checkbox"/>	Conservation area	<input type="checkbox"/>
Tree Preservation Order	<input type="checkbox"/>	Listed Building	<input type="checkbox"/>		
Relevant Neighbourhood Plan Policies	BE3 LC2				

4. Positive aspects of development

Potential benefits to the community	None identified.
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5. Material considerations against development (visual, noise, pollution etc.)

Potential impact on neighbours	How is the garage accessible without crossing the existing property boundary?
Potential impact on wider community	Height of the proposed garage on the surrounding countryside to be considered. The proposed increase in building size to be considered against the 30% expansion guidelines.

6. Other relevant information

Malpas PC, like CWaC, has declared a climate emergency and would expect all proposals for new developments, extensions or alterations to recognise this, specifically by ensuring properties are at least carbon neutral, avoid the use of fossil fuels and have facilities for charging electric vehicles.

Signed: Clerk Malpas Parish Council

Dated: