

Town and Country Planning Act 1990

Town and Country Planning (Development Management Procedure) (England) Order 2010
Town and Country Planning (Control of Advertisements) (England) Regulations 2007
Planning (Listed Buildings & Conservation Areas) Act 1990
Planning (Hazardous Substances) Act 1990
Planning & Compensation Act 1991

Approval Notice

Approval has been granted for the development referred to below providing it is carried out in accordance with the application and plans submitted. The approval is subject to the conditions set out on the attached sheet.

Application Details

Reference No: **S/2011/0589**

Location of Development: **18 Richmond Close, Hightown**

Description of Development: **Erection of a first floor extension to the side and a single storey extension to the rear of the dwellinghouse**

In accordance with Plan Numbers: **Drawings 1247/A1 /A4 submitted on 10th May, 2011.**

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Jane Gowing
Head of Planning Services

Date Notice Issued : 17/06/2011

Notice Issued to:

Agent

Designs In Cad
Mr A Davies
121 Longmeadow Road
Knowsley
L34 0HW

Applicant

Mrs Louella Jenkins
18 Richmond Close
Hightown
L38 9GH

Justification

It is considered that this proposal, by reason of its siting and design, would have no significant detrimental affect on either the amenities of the adjoining premises or on the visual amenity of the street scene and therefore it compliesw ith UDP Policy MD1.

Conditions:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
2. The development hereby granted shall be carried out strictly in accordance with the details and plans hereby approved and shall not be varied other than by prior agreement in writing by the Local Planning Authority.
3. The facing and rofoing materials to be used in the external construction of this extension shall match those of the existing building in respect of shape, size, colour and texture.

Reasons:

1. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2. To ensure a satisfactory development.
3. To ensure a satisfactory external appearance and to comply with Sefton UDP Policy MD1.

IMPORTANT NOTES

We expect strict compliance with all conditions. Failure to do so may result in the service of a Breach of Condition Notice and prosecution.

It is your responsibility to make sure that where necessary approval under Building Regulations has been obtained before you start work. The approved plans for both Building Regulations and Planning Permission must be for the same development. You must make sure that any changes made to meet Building Regulations are sent to Planning Services as well. In some cases you may need to make another planning application.

Details of how to appeal against the conditions on this decision are given on the attached sheet.

The decision to grant permission has been taken having regard to the policies and proposals in the Sefton Unitary Development Plan set out below, and to all relevant material considerations, including Supplementary Planning Guidance.

MD1 House Extensions
SPG House extensions

This informative is only intended as a summary of the reasons for grant of planning permission. For further detail on the decision please see the application report by contacting Planning Services at the address below.

Confirmation of Compliance with Planning Conditions

It is possible to obtain written confirmation from the Planning Department that you have fully complied with the planning conditions relating to your development. To do this you must make a formal application. The fee is £85 per request (or £25 for a householder application). The fee must be paid when the request is made. You can make an application or download application forms via the Planning Portal website at www.planningportal.gov.uk using the form entitled 'Application for approval of details reserved by condition'. The Council will try to confirm whether conditions have been complied with in writing within 8 weeks. If you have not received a formal written response within 12 weeks your fee will be refunded.

Appeals to the Planning Inspectorate

You can appeal against this decision within the time given below. Appeals should be made to the *Planning Inspectorate in all cases. In respect of applications for:

- Planning permission,
- Details pursuant to an outline planning permission,
- Removal or variation of a condition,
- Discharge of condition,
- Listed building consent,
- Conservation area consent, and
- Applications for the determination of prior approval of details,

you have 6 months from the date of the decision to appeal.

In respect of householder applications you have 12 weeks from the date of decision to lodge an appeal.

* Planning Inspectorate
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

Phone: 0117 372 6372
Email: enquiries.pins@gtnet.gov.uk
Website: www.planning-inspectorate.gov.uk

Compliance with Plans

You are reminded that the development must be carried out strictly in accordance with the details shown on the approved drawings. Failure to do so may result in enforcement proceedings

If you need to vary any details from those submitted with your application, we would be pleased to advise you whether or not a further planning application is required. Please send copies of any amended plans to both Planning Services and the Building Control Section.

Contact Details

Planning Services

Department of Built Environment

Magdalen House

30 Trinity Road

Bootle

L20 3NJ

(Phone : 0151 934 3568)

Email: planning.department@sefton.gov.uk

Website: www.sefton.gov.uk/planning

Please find your Planning Decision Notice enclosed

Agent

Designs In Cad
Mr A Davies
121 Longmeadow Road
Knowsley
L34 0HW

Applicant

Mrs Louella Jenkins
18 Richmond Close
Hightown
L38 9GH

Notes for applicants who intend to carry out work to which the Building Regulation apply:

Now that you have your Planning Permission, you will also need to consider applying for Building Regulation approval. This is required to ensure that your project complies with current national building standards and that your health and safety (and that of members of your household) is not compromised.

Sefton Council's Built Environment Department also provides a Building Control Service and if your scheme requires Building Regulation approval, I would ask you to contact the Building Control Section on 0151 934 4618 if you require forms or need further information concerning the Building Regulations.

The Councils in-house Building Control Team can offer the following services:

- Assessment of plans and any structural calculations – plans and details will be checked by our Team of qualified surveyors to check for compliance with the Building Regulations.
- Same day site inspection service (providing you book your inspection prior to 10:00 am)
- In order to ensure that your building work meets minimum safety standards our Surveyors will carry out inspection of your building work at various key stages.
- Impartial and independent advice – as a team within the Council, Building Control does not have any contracts or links with architects or contractors and therefore, our primary concern is that your project meets current construction standards and that your health and safety (and that other members of your household) is given the highest priority.