



Knowsley Council

DEPARTMENT OF REGENERATION, ECONOMY & SKILLS
TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 12/00033/FUL

Name and address of applicant

Mrs Joan Landry
9 Charlwood Avenue
Huyton
Liverpool
L36 5UH

Name and address of agent

Maghull Design
154 Liverpool Road North
Maghull
Liverpool
Merseyside
L31 2HW

Date of Receipt: 19 January 2012

Date Valid: 22 February 2012

Address/Location Of Development:

9 Charlwood Avenue
Huyton
Knowsley
L36 5UH

Description of Development:

ERECTION OF SINGLE STOREY EXTENSION TO FRONT OF DWELLING TO INCLUDE PORCH AND SINGLE STOREY EXTENSION TO REAR OF DWELLING TO REPLACE EXISTING CONSERVATORY

The Council of the Metropolitan Borough of Knowsley hereby give notice in pursuance of the above Act(s) that Planning Permission has been **granted** for the carrying out of the development referred to above in accordance with the application and plans submitted subject to the following condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt

- The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing building in type, size, colour and texture.

Reason: In the interests of visual amenity and to comply with policies H8 and DQ1 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006.

- No part of the development hereby permitted shall be brought into use until an area of hardstanding within the property has been laid out in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. The hardstanding shall be laid out such that two standard car spaces measuring 5 metres by 2.4 metres are provided. These spaces shall thereafter be made exclusively available for vehicle parking at all times that the dwelling is in use.

Reason: To ensure that adequate off-street parking is available, to comply with policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006.

- No part of the development hereby permitted shall be brought into use until the length of the existing wall has been reduced/removed on each side of the existing vehicular access to the site and a new vehicular crossing including dropped kerbs provided in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. This feature shall be maintained at all times thereafter that the proposed development is in use.

Reason: To ensure that drivers of vehicles have adequate manoeuvring space and vision distance when emerging from the access onto the public highway, in the interests of highway safety.

SCHEDULE 1

Date Received	Reference No. on Plan/Report	Version No.
19 January 2012	A1095.01	no version Number
19 January 2012	A1095.03	no version Number
13 March 2012	A1095.02	B

REASON(S) FOR THE GRANTING OF PLANNING PERMISSION

The decision to grant planning permission has also been taken having regard to the policies and proposals in the Knowsley Replacement Unitary Development Plan (adopted June 2006) as set out below, and to all relevant material considerations including supplementary planning guidance:-

- H5 - Development within Primarily Residential Areas
- H8 - Extensions and Alterations to Residential Properties
- DQ1 - Design Quality in New Development

This informative is only intended as a summary of the reason(s) for the granting of planning permission. Should you require any further details relating to the decision please contact the relevant case officer (Louise McCain on 0151 443 2381)

NOTE FOR APPLICANT:

IMPORTANT - PLEASE READ CAREFULLY THE NOTES BELOW AS FAILURE TO COMPLY COULD MAKE THE DEVELOPMENT HEREBY PERMITTED UNAUTHORISED

- This planning permission is granted in strict accordance with the approved plans. It should be noted however that:

- a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.
 - b) You or your agent or any other person responsible for implementing this permission should inform Planning Services immediately of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new planning application.
- 2) This permission is granted subject to conditions and it is the owner of the property and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond.
 - 3) If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent.
 - a) If a condition precedent is not complied with prior to the start of development, the whole of the development will be unauthorised and you may be liable to enforcement action.
 - b) In addition, if the requirements of a condition precedent are subsequently not complied with, the development is unauthorised and the only way to rectify the development is the submission of a new application.

If any other type of condition is breached then you will be liable to a breach of condition notice.

NOTE FOR APPLICANT: The applicant's attention is drawn to the following comments;

1. United Utilities have no objection to the proposed developments at this stage. However, due to the Private Sewers Transfer not all sewers are currently shown on the statutory records, therefore the applicant should be made aware that the proposed developments may fall within the required access strip of a public sewer.

Therefore, United Utilities suggest that the applicant contacts a Building Control Body at an early stage, to discuss this matter further.

2. Comments from Highway Authority

At the full expense of the applicant, a new vehicular crossing point including dropped kerbs must be provided to the specification of the Council as Highway Authority for the existing and extended driveway prior to the development being brought into use.

The Council entered into a Street Lighting and Signing PFI Contract on 1st August 2011 and as part of this the majority of street lights and some traffic signs in the Borough are being replaced over the next few years, some of which may be relocated. If any lighting columns or signs are placed in new positions affecting the development (where this was not previously the case) then it will be the responsibility of the developer, at his/her own expense, to liaise with the PFI Service Provider (SSE) to arrange for them to be relocated. Please contact SSE, tel. 0151 481 4530 in this regard.



Deputy Chief Executive

Date: 17 April 2012

IMPORTANT NOTES FOR YOUR ATTENTION:

1. This permission refers only to that required under the Town and Country Planning Acts and does **not include any consent or approval under any other enactment, bylaw, order or regulation.**
2. **This permission refers only to those plans submitted as part of the Planning Application a copy of which is retained by the Local Planning Authority. The Local Planning Authority should be contacted in writing if it is proposed to amend these plans in any way as a further permission, may be required.**
3. **If a Building Regulations Consent is required for these works it is your responsibility to ensure that the plans submitted for both the Building Regulations Consent and Planning Permission are the same in all respects. Should the plans relating to one consent vary from the other, it will be necessary for you to submit amended plans to this Department and obtain the relevant approval(s) prior to commencing any works.**
4. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to condition, he may appeal to the Secretary of State for the Environment in accordance with section 78 of the Town and Country Planning Act 1990 within six months of the date of this notice. (Appeals must be made on a form, which is obtainable from the Planning Inspectorate). See address below. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning/authority was based on a direction given by him.
5. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the secretary of state for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted he may serve on the Council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
6. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and country Planning Act 1990.

Appeal forms and guidance can be downloaded from the web site www.planning-inspectorate.gov.uk
Alternatively they can be obtained from the following address:-

The Planning Inspectorate
Customer Support Unit
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

Telephone: 0117 372 6372



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