



Knowsley Council

**REGENERATION AND ECONOMIC DEVELOPMENT
DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 23/02588/FUL

Name and address of applicant

Cromer House Dental Practice
20 Archway Road
Huyton
Knowsley
L36 9XB

Name and address of agent

Unit3 Design Studio Ltd
22a Jordan Street
Liverpool
L1 0BP

Date of Receipt: 29 August 2023

Date Valid: 2 October 2023

Address/Location Of Development:

Fernbank
22 Archway Road
Huyton
Knowsley
L36 9XB

Description of Development:

REMOVAL OF CONDITION NO.4 ATTACHED TO PLANNING PERMISSION 21/00152/FUL (CHANGE OF USE OF DWELLING (22 ARCHWAY ROAD) TO FORM EXTENSION TO 20 ARCHWAY ROAD DENTAL PRACTICE TOGETHER WITH THE DEMOLITION OF EXISTING SINGLE STOREY SIDE EXTENSION AND THE ERECTION OF A TWO STOREY SIDE EXTENSION AND A SINGLE STOREY REAR EXTENSION INCLUDING THE INSTALLATION OF 4 NO ROOFLIGHTS) TO ALLOW FOR THE EXISTING TIMBER SASH WINDOWS TO BE REPLACED WITH NEW UPVC SASH WINDOWS

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 the original permission (21/00152/FUL).

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 following approved plans and documents:-
- a. 02/10/2023 - Window Brochure
 - b. 02/10/2023 - Planning Statement
 - c. 04/05/2021 - AE-20-001 P3 - Proposed Front and Rear Elevations
 - d. 28/04/2021 - AL-20-100 P5 - Proposed Site Plan
 - e. 05/10/2023 - AL-00-001 P2 - Site Location Plan
 - f. 17/03/2021 - AE-01-001 P1 - Existing Elevations
 - g. 17/03/2021 - AE-20-002 P2 - Proposed Side Elevations
 - h. 17/03/2021 - AL-00-002 P2 - Existing Site Plan
 - i. 17/03/2021 - AL-01-001 P2 - Existing Ground and First Floor Plans
 - j. 17/03/2021 - AL-01-002 P1 - Existing Floor Plans Second and Roof
 - k. 17/03/2021 - AL-20-010 P1 - Proposed Ground Floor Plan
 - l. 17/03/2021 - AL-20-020 P1 - Proposed First Floor Plan
 - m. 17/03/2021 - AL-20-030 P1 - Proposed Second Floor Plan
 - n. 17/03/2021 - AL-20-040 P1 - Proposed Roof Plan
 - o. 17/03/2021 - AL-63-001 P1 - Proposed lighting plan
 - p. 17/03/2021 - AS-20-001 P2 - Proposed Section A-A
 - q. 17/03/2021 - AS-20-002 P2 - Proposed Section B-B
 - r. 17/03/2021 - Arboriculture Impact Assessment & Method Statement
 - s. 17/03/2021 - RPT_204003_C2_210201 - Design and Access Statement

Reason: For the avoidance of doubt.

3. No part of the development hereby permitted shall be commenced until the following details have been submitted to and have been approved by, the local planning authority:
- a. Facing, roofing and hard surfacing materials
 - b. The design and finish of all new gates, railing and pillars.
- The approved details shall be implemented before any part of the development is brought into use and shall be retained as such thereafter.

Reason: In the interests of good design and to protect the character of the area in accordance with policies CS19 and CS20 of the Core Strategy, adopted January 2016

4. No part of the development hereby permitted shall be occupied until the following are implemented in accordance with the approved plans (Window Brochure (submitted 2/10/2023)):
- a. Windows - Eurocell Charisma Sliding Sash Upvc Window (White)
 - b. Horns - Decorative Horns
 - c. Georgian Bars / Mullions - To match existing pattern - Single vertical mullion to both top and bottom sash panes.

These shall be retained hereafter.

Reason: In the interests of good design and to protect the character of the area in accordance with policies CS19 and CS20 of the Core Strategy, adopted January 2016.

5. No part of the development hereby permitted shall be occupied until Details of landscaping have been submitted to and have been approved by, the local planning authority:

The approved details shall be implemented before any part of the development is brought into use and shall be retained as such thereafter.

Reason: In the interests of good design and to protect the character of the area in accordance with policies CS19 and CS20 of the Core Strategy, adopted January 2016.

6. The bat boxes shall be installed out in accordance with the details provided under 21/00152/DISCON: (AL-20-100 P6 - received 8/8/2023) and retained hereafter.

Reason: To provide appropriate habitats for bats in accordance with policy CS8 of the Core Strategy, adopted January 2016.

7. The building shall not be occupied until a single outdoor, weatherproof electric vehicle charging points readily accessible from a dedicated parking space has been provided. The charge point shall be located in accordance with the approved drawing: (Proposed Site Plan - AL-20-100- Revision P5 received 28/04/21).

The charge point shall be:

- a. A minimum of 7KW, and
- b. at Least Mode 3 or equivalent, and
- c. located in order to comply with the Equality Act 2010 and the accessibility requirements set out in the Building Regulations Part M.
- d. The charge point shall be clearly marked as such and its purpose explained to new users in any travel plan.

Reason: In the interests of air quality, promoting sustainable travel opportunities and to comply with Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and NPPF Para 110.

8. No construction work, including demolition and deliveries to and from the site shall take place on the site except between the hours:
08.00 - 18.00 Monday to Friday.
08:00 - 13:00 hours Saturday.

Reason: To safeguard the amenities of nearby residents and to comply with Saved Policies S2 and H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

9. The front facing doors shall be of timber construction, with a painted finish.

Reason: In the interests of good design and to protect the character of the area in accordance with policies CS19 and CS20 of the Core Strategy, adopted January 2016.

10. The proposed roof lights shall be installed flush with the plane of the roof and coloured to match the roofing material.

Reason: In the interests of good design and to protect the character of the area in accordance with policies CS19 and CS20 of the Core Strategy, adopted January 2016

11. No tree felling, scrub clearance, vegetation management, ground clearance or building works are to take place during the period 1 March to 31 August inclusive. If it is necessary to undertake works during the bird breeding season then all buildings,

trees, scrub, hedgerows and vegetation are to be checked first by an appropriately experienced ecologist to ensure no breeding birds are present.

Reason: to protect ecology in accordance with policies CS2 and CS8 of the Core Strategy, adopted January 2016.

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 as set out below, and to all relevant material considerations including supplementary planning guidance:-

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS19 - Design Quality and Accessibility in New Development

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

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 (Andrew Hunt on 0151 443 2204)

ARTICLE 35 STATEMENT

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

NOTE FOR APPLICANT:

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

- 1) 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.

Executive Director - Regeneration and Economic Development

Date: 8 November 2023

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. You should ensure that you understand the requirements of all planning conditions and that you fully comply with their requirements. If you are in any doubt about what a condition requires of you, please ask us for assistance. Planning conditions may require you to submit further information to us and await our approval before you can start your development. A failure to do so could result in your development being unlawful and necessitate the submission of a further planning application. A failure to comply with the conditions of the permission/consent may result in the taking of enforcement and potentially legal action, against you to remedy the breach of planning control.**
- 4. A fee is normally payable to discharge planning conditions in accordance with government regulations.**
- 5. This permission does not convey any rights or approval to build on, or develop, any land that is not fully owned or controlled by you, including on party boundaries. You should satisfy yourself that the agreement of any adjoining landowners has been given prior to commencing any building works.**
- 6. 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. Knowsley Council's Building Control team are contactable on (0151)-443 2342 and they would be pleased to assist you.**

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- As this is a decision for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.