



Knowsl@y Council

**REGENERATION AND ECONOMIC DEVELOPMENT
DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 26/00164/FUL

Name and address of applicant

Mr Angus Clayson
29 Ormskirk Road
Knowsley Village
Knowsley
L34 8HB

Name and address of agent

BCAE Architects
Unit 17 Guest House Farm
Runshaw Lane
Euxton
Chorley
PR76HD

Date of Receipt: 10 April 2026

Date Valid: 14 May 2026

Address/Location Of Development:

29 Ormskirk Road
Knowsley Village
Knowsley
L34 8HB

Description of Development:

ERECTION OF A SINGLE STOREY REAR EXTENSION INCORPORATING A ROOF TERRACE ABOVE, REPOSITIONING AND INSTALLATION OF NEW WINDOWS AND DOORS, FORMATION OF NEW ARCHWAY TO FRONT ENTRANCE WITH EXISTING FRONT EXTENSION HEIGHT INCREASED, INSTALLATION OF NEW GATES AND BOUNDARY WALLS TO THE FRONT, INTERNAL RECONFIGURATION OF THE DWELLING AND INSTALLATION OF 3NO. ROOFLIGHTS TO THE FRONT ROOF-PLANE AND 2NO. ROOFLIGHTS TO THE REAR ROOF-PLANE.

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.

3. The materials to be used on the external surfaces of the extensions and alterations 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 Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

4. The proposed front boundary treatment shall be constructed in brickwork with metal railings at intervals, as per Drawing No.PL10. The railings and gates shall have a dark grey coloured finish and shall be retained thereafter.

Reason: In the interests of visual amenity and to comply with Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
14/05/2026	-	-	PRO-FORMA - SUSTAINABLE DRAINAGE SYSTEM
14/05/2026	249426-F01	-	FLOOD RISK ASSESSMENT
14/05/2026	PL200	REV B	PROPOSED ELEVATIONS
11/05/2026	E00	REV A	LOCATION PLAN
11/05/2026	PL001	REV A	PROPOSED SITE PLAN
11/05/2026	PL002	-	PROPOSED DRAINAGE STRATEGY
11/05/2026	PL100	REV A	PROPOSED GROUND AND FIRST FLOOR PLAN
11/05/2026	PL110	REV A	PROPOSED FLOOR PLANS ROOF LEVEL
11/05/2026	PL210	-	PROPOSED STREET SCENE (INCLUDING WALL, GATE AND PILLAR ELATIONS TO FRONT BOUNDARY)
10/04/2026	-	-	PLANNING STATEMENT

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

CS2 - Development Principles

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 (Louise Robinson on 0151 443 3160).

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.

1 Environmental Permit

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- o On or within 8 metres of a main river (16 metres if tidal);
- o On or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal);
- o On or within 16 metres of a sea defence;
- o Involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert;

o In the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission.

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity

- 2 The applicant is advised that it is an offence under the Highways Act 1980 to carry out works that affect the public highway without the appropriate consent. Any works within or affecting the highway, including scaffolding, skips, hoardings, temporary traffic management, or alterations to the access, will require the relevant permits and/or licences from the Highway Authority prior to commencement.

Should the applicant require a licence or permit in connection with the proposed development, they are advised to contact Knowsley Council's Street Works Team at the earliest opportunity to discuss the relevant requirements and obtain the necessary approvals before commencing any works affecting the public highway.

The applicant should also ensure that all construction activities are managed to prevent obstruction of, or damage to, the public highway.

3 Access for Fire Fighting

Access for fire appliances should comply with the requirements of Section B5, Schedule 1 of the Building Regulations. Provisions for access will depend on the size and use of the building. The design of the access route, for example minimum road widths and maximum reversing distances, should also be considered (Appendix A, attached).

In accordance with Section 55 of the County of Merseyside Act 1980, the position of the premises should not compromise or impede existing means of fire service access to a neighbouring building.

Water Provision

Water supplies for firefighting purposes should be risk assessed in accordance with the undermentioned guidance in liaison with the water undertakers (United Utilities - 0161 907 7351) with suitable and sufficient fire hydrants supplied.

Consideration should be given to the recommendations within the 'National guidance document on the provision of water for firefighting', produced by the Local Government Association and Water UK, available for free download via: <https://www.water.org.uk/national-guidance-document-provision-water-firefighting>

Further information regarding access requirements can be found in the current version of Approved Document B, which is available for free download via: <https://www.gov.uk/government/publications/fire-safety-approved-document-b>



Dale Milburn

Executive Director – PLACE

Date: 28 August 2026

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 householder 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.