



Knowsley Council

**REGENERATION AND ECONOMIC DEVELOPMENT
DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 25/00558/FUL

Name and address of applicant

Mr Oscar Thorstensen
59 Chapel Lane
Cronton
Knowsley
WA8 4NT

Name and address of agent

A D Partnership
19 Manor Park
Great Barrow
Chester
CH3 7LH

Date of Receipt: 9 October 2025

Date Valid: 13 October 2025

Address/Location Of Development:

59 Chapel Lane
Cronton
Knowsley
WA8 4NT

Description of Development:

ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION TOGETHER WITH WORKS TO CHANGE ROOF FROM DOUBLE RIDGE TO SINGLE RIDGE ROOF, LOFT CONVERSION AND CREATION OF A SIDE GARAGE.

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 roof works and extensions 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 CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policy H8 of the Knowsley Replacement Unitary Development Plan adopted in June 2006.

4. The recommendations of the approved Arboricultural Report by IROS Arboriculture and the accompanying Arboriculture Appendices 1-5, shall be implemented at all times and the protective tree fencing identified shall be in place prior to works commencing and shall be retained as such at all times during construction works.

Reason: For the protection of trees and biodiversity, in the interests of visual amenity and to comply with Policies CS2, CS19 and CS21 of the Knowsley Local Plan Core Strategy adopted June 2016 and Saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

5. Five working days written notice shall be given to the Local Planning Authority before commencement of development of the works hereby granted.

Reason: To allow for inspection of the tree protection fencing required to be installed prior to commencement of development pursuant to condition 4 of this planning permission and to comply with Policies CS2 and CS21 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan for the avoidance of doubt and to comply with the application.

6. The parking provision shown on the approved drawing Proposed Site Plan - Drwg Nos. TCC/04 Rev B shall be installed prior to the first use of the side extension hereby permitted and shall be so retained as such thereafter. For the avoidance of doubt the hard surfaced parking area shall not drain onto the public highway and shall be of a permeable or porous material or drain to a porous or permeable area within the curtilage of the dwelling house.

Reason: In the interests of highway and pedestrian safety, to reduce surface water run-off and to ensure the development complies with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
13/10/2025	-	-	LOCATION PLAN
09/10/2025	TCC03	A	PROPOSED ELEVATIONS
09/10/2025	TCC04	B	PROPOSED SITE PLAN
09/10/2025	-	-	ARBORICULTURAL REPORT (IROS ARBORICULTURE)
09/12/2025	APPENDIX 1	-	ARBORICULTURAL APPENDIX 1 - TREE SCHEDULE
09/12/2025	APPENDIX 2	-	ARBORICULTURAL APPENDIX 2 - EXISTING SITE PLAN

09/12/2026	APPENDIX 3	-	ARBORICULTURE APPENDIX 3 - TREE CONSTRAINTS PLAN
09/12/2025	APPENDIX 4	-	ARBORICULTURE APPENDIX 4 - IMPACT STUDY
09/12/2025	APPENDIX 5	-	ARBORICULTURE APPENDIX 5 - METHOD 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:-

CS21 - Greenspaces and Trees

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

G7 - Alteration, Extension or Replacement of Existing Dwellings in the Green Belt

H8 - Extensions and Alterations to Residential Properties

DQ4 - Trees and Development

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS5 - Green Belt

CS19 - Design Quality and Accessibility 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 (Lee Osborne on 0151 443 2395)

ARTICLE 35 STATEMENT

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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.

- 0 Any damage to the TPO protected tree or its roots is liable to enforcement action and prosecution.



Executive Director - Regeneration and Economic Development

Date: 12 December 2025

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.