



Knowsley Council

**REGENERATION AND ECONOMIC DEVELOPMENT
DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 23/00513/FUL

Name and address of applicant

Mr & Mrs Smailes
Glebe House
Prescot
Knowsley
L34 1LA

Name and address of agent

Morph Architecture
57 Southwold Crescent
Great Sankey
Warrington
WA5 3SG

Date of Receipt: 24 April 2023

Date Valid: 19 June 2023

Address/Location Of Development:

Glebe House
Vicarage Place
Prescot
Knowsley
L34 1LA

Description of Development:

**ERECTION OF A TWO-STOREY REAR EXTENSION AND DEMOLITION OF
EXISTING REAR EXTENSION**

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 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 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. Notwithstanding any description of materials in the application, no above ground construction works shall take place until a full specification of materials to be used externally in regard to windows and doors on the proposed development have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the design, materials and colour finish, and should be in keeping with the original dwellinghouse. The development shall be carried out only in accordance with the agreed schedule of materials.

Reason: In the interests of visual amenity, to preserve the character and appearance of the Prescott Town Centre Conservation Area and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

5. All rooflights of the proposed development Rooflights should be 'conservation' type set flush with the plane of the roof. These shall be retained at all times thereafter.

Reason: In the interests of visual amenity, to preserve the character and appearance of the Prescott Town Centre Conservation Area and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

6. Prior to any above ground works being carried out details of the planting of two trees, with a minimum girth of 20cm, shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the replacements trees shall be located as close as practically possible to the location of the removed tree. The agreed details shall be implemented in full either within 1 year of the removal of the existing tree or the approved extension is substantially complete (whichever event occurs first) and should the replacement trees fail to establish within a period of 5 years they shall be replaced during the next available planting season.

Reason: In the interests of visual amenity, to allow for the continuation of tree cover within the area and to comply with Saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

7. At least five days written notice shall be given to the Local Planning Authority of the intention to commence development. The protective fencing referred to in the submitted tree survey received 19.06.2023 shall be in place prior to the written notice of the start of development being given to the Local Planning Authority and shall be retained in place until the development is complete.

No storage of plant or material (including soil), works (including movement of soil, changes in ground level, vehicular movements, siting of temporary buildings or other works), lighting of fires or tipping of liquids shall take place within the protective fencing thereby define for the duration of the development works.

Reason: To protect existing trees within the site 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 DQ4 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

8. At least fourteen days written notice prior to the start of development shall be given to the Local Planning Authority, to enable an archaeological watching brief to be carried

out by an appropriately qualified archaeologist, the identity of whom has been agreed by the Local Planning Authority before the start of any works on site. Access shall be allowed at all times that development is taking place to enable the archaeologist to fully record any finds at the site. The programme of archaeological works should be undertaken in accordance with a Written Scheme of Investigation (WSI) which has been submitted to and approved in writing by the Local Planning Authority prior to the works taking place. This should include:

- A phased programme and methodology of site investigation and recording;
- A programme for post-investigation reporting to include production of a final report of the significance of the below-ground archaeological interest;
- Provision for appropriate publication and dissemination of the archaeology and history of the site;
- Provision for archive deposition of the report, finds and records of the site investigation; and
- Nomination of a competent person or persons / organisation to undertake the works set out within the approved WSI.

Reason: In the interests of archaeological investigation or recording and to comply with Policy CS20 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

9. No above ground works shall take place prior to details of the number, type and location of bird nesting boxes and bat boxes to be incorporated into the proposed development, on an appropriately scaled plan, being submitted to and approved in writing by the Local Planning Authority. To accord with the submitted Bat Roost Survey recommendations, this would include the provision of one bird box (25mm and 32mm entrance hole box, house sparrow terrace, swift box) and the provision of one bat feature (e.g., Vivara Pro WoodStone Bat box or similar.) Both the bird and bat boxes shall be attached to a retained tree or integrated within the new extension area of the building. The bird and bat boxes shall be installed prior to the first occupation of the dwelling and shall be retained at all times thereafter.

Reason: In the interests of biodiversity conservation and to comply with Policy CS8 of the Knowsley Local Plan Core Strategy, adopted January 2016.

10. Prior to the removal of the Tree (identified as T3 in the submitted Tree Survey) it shall be checked for the presence of bats by a suitably qualified person and the outcomes of the check and a method statement for the felling of the tree shall be submitted to and approved in writing by the Local Planning Authority. The felling of the tree shall be carried out in full accordance with the agreed details.

Reason: In the interests of biodiversity conservation and to comply with Policy CS8 of the Knowsley Local Plan Core Strategy, adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
19/06/2023	-	-	DESIGN & ACCESS STATEMENT
19/06/2023	P.1845.23	-	ARBORICULTURAL IMPACT ASSESSMENT
24/04/2023	23-691-3D01	-	PROPOSED 3D IMAGES
24/04/2023	-	-	HERITAGE STATEMENT
24/04/2023	23-691-001	-	LOCATION PLAN
24/04/2023	23-691-003	-	PROPOSED SITE PLAN
24/04/2023	23-691-3D02	-	PROPOSED 3D IMAGES

24/04/2023	23-691-006B	-	PROPOSED FLOOR PLANS
24/04/2023	23-691-007	-	PROPOSED ELEVATIONS - SHEET 01
24/04/2023	23-691-008	-	PROPOSED ELEVATIONS - SHEET 02

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:-

CS2 - Development Principles
CS19 - Design Quality and Accessibility in New Development
CS20 - Managing the Borough's Historic Environment
DQ5 - Development in Conservation Areas
DQ6 - Demolition of Buildings and Structures in Conservation Areas
H8 - Extensions and Alterations to Residential Properties

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 (Reece Black on 0151 443 5040)

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.

Informative

1. The proposed development lies within an area that has been defined by the Coal Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at: www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

Executive Director - Regeneration and Economic Development

Date: 30 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 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.