



Knowsley Council

Website: www.knowsley.gov.uk/environment/planningandbuilding/

Directorate of Regeneration and Neighbourhoods
Housing, Planning and Building Control
PO Box 26
Archway Road
Huyton Knowsley
Merseyside L36 9FB

Tel: (0151) 443 2381

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	11
Suffix	
Property Name	
Address Line 1	St Aidans Grove
Address Line 2	
Address Line 3	Knowsley
Town/city	Huyton
Postcode	L36 8JE

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
343297	393048

Description

Applicant Details

Name/Company

Title

Miss

First name

Ashleigh

Surname

McComish

Company Name

Address

Address line 1

278 dragon lane

Address line 2

Address line 3

Town/City

Liverpool

County

Merseyside

Country

United Kingdom

Postcode

L353QZ

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Michael

Surname

Mullin

Company Name

M A Building & Joinery

Address

Address line 1

278 dragon lane

Address line 2

Address line 3

Town/City

Liverpool

County

Meseyside

Country

United Kingdom

Postcode

L353qz

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Description of Development:

ERECTION OF A SINGLE STOREY REAR EXTENSION AND THE ERECTION OF AN OUTBUILDING IN THE REAR GARDEN TO FORM GARDEN STORE AND PLAY AREA.

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 walls of the extension and outbuilding 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 Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan adopted in June 2006.

SCHEDULE 1

Date

Received

Ref. No Version Drawing/Document Title

- - SITE LOCATION PLAN

12/06/2024

12/06/2024 11/STA/06/23/04 - PROPOSED FIRST FLOOR PLAN

12/06/2024 11/STA/06/23/013 - PROPOSED REAR ELEVATION

12/06/2024 11/STA/06/23/015 - PROPOSED GARDEN STORE

ELEVATIONS

12/06/2024 11/STA/06/23/037 - PROPOSED GABLE ELEVATION

12/06/2024 11/STA/06/23/056 - PROPOSED GROUND FLOOR PLAN -

SITE LAYOUT

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

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN

(ADOPTED JUNE 2006)

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

The amendments on this plan are to change from a flat roof to a pitched roof.

There will be no changes to the floor plan which were previously approved under planning application 24/00310/FUL.

Reference number

11/STA/06/23/013

Date of decision (date must be pre-application submission)

26/06/2024

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 2

Has the development already started?

☒ Yes

☐ No

If Yes, please state when the development was started (date must be pre-application submission)

19/10/2024

Has the development been completed?

☐ Yes

☒ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

Alteration for roof

If you wish the existing condition to be changed, please state how you wish the condition to be varied

The client wants to change the existing plans of a flat roof to a pitched roof.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☐ Yes

☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☒ The agent

☐ The applicant

☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes

☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

24/00310/FUL

Date (must be pre-application submission)

28/11/2024

Details of the pre-application advice received

As discussed during our recent telephone call, either a Section 73 application or a new householder application will need to be submitted for the retention of the pitched roof.

A Section 73 application is an application to remove or vary a condition following a grant of planning permission. In your case you will be varying condition 2, the approved plans.

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

☒ Yes

☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

☐ Yes

☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

☐ The Applicant

☒ The Agent

Title

Mr

First Name

Michael

Surname

Mullin

Declaration Date

29/11/2024

☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Michael Mullin

Date

04/12/2024

Amendments Summary

Submitted correct drawings
Altered proposed description section
Uploaded site location plan