



**Knowsley Council**

**REGENERATION AND ECONOMIC DEVELOPMENT  
DEPARTMENT**

**TOWN AND COUNTRY PLANNING ACT 1990**

## **PLANNING PERMISSION**

**Application No: 25/00262/FUL**

**Name and address of applicant**

Smith  
4 Huyton Hall Crescent  
Huyton  
Knowsley  
L36 5RL

**Name and address of agent**

Mr Joel Roderick  
2 Oaklands Drive  
Heswall  
Wirral  
CH616UU

**Date of Receipt:** 22 April 2025

**Date Valid:** 13 June 2025

**Address/Location Of Development:**

4 Huyton Hall Crescent  
Huyton  
Knowsley  
L36 5RL

**Description of Development:**

**ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION TOGETHER WITH THE INTRODUCTION OF TWO JULIET BALCONIES TO THE REAR ELEVATION. ERECTION OF A CARPORT, CHANGE FROM APEX TO FLAT ROOF TO THE GARAGE TOGETHER WITH CHANGES TO THE ELEVATIONS.**

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 development hereby permitted shall have a render finish to the proposed extensions and wider full exterior of the property, as shown on Drawing No's. 2016 and 1017 (P7).

Reason: To preserve the character and appearance of The Orchard Conservation Area and to comply with Policies H8, and DQ5 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policies CS19 and CS20 of the Knowsley Local Plan: Core Strategy, adopted in January 2016, and the National Planning Policy Framework.

4. The development hereby permitted shall be constructed in aluminium standing seam profile to the front 'archway' canopy and to the roofline of the proposed extensions, details of which are shown on Drawing No's. 2016 and 1017 (P7) and as per the material sample received by the LPA as of 21 July 2025.

Reason: To preserve the character and appearance of The Orchard Conservation Area. 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, , and the National Planning Policy Framework.

5. No part of the development hereby permitted shall be used or occupied until the proposed glazing within the side elevations as indicated on drawing no. 1017 (P7) have been glazed with obscure glazing. The obscure glazing in the side elevations shall be retained as such thereafter.

Reason: In order to safeguard the residential amenities enjoyed by the occupants of the neighbouring residential properties and to ensure the development complies with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy and Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, and the National Planning Policy Framework.

## **SCHEDULE 1**

| <b>Date Received</b> | <b>Ref. No</b>   | <b>Version</b> | <b>Drawing/Document Title</b>      |
|----------------------|------------------|----------------|------------------------------------|
| <b>10/06/2025</b>    | <b>1106.R01A</b> | -              | <b>HERITAGE STATEMENT</b>          |
| <b>10/06/2025</b>    | -                | -              | <b>DESIGN AND ACCESS STATEMENT</b> |
| <b>10/06/2025</b>    | <b>1019</b>      | -              | <b>PROPOSED AXO REAR</b>           |
| <b>22/08/2025</b>    | <b>1011</b>      | <b>REV P5</b>  |                                    |
| <b>22/08/2025</b>    | <b>1012</b>      | <b>REV P6</b>  |                                    |
| <b>22/08/2025</b>    | <b>1013</b>      | <b>REV P6</b>  |                                    |
| <b>22/08/2025</b>    | <b>1015</b>      | <b>REV P6</b>  |                                    |
| <b>22/08/2025</b>    | <b>1017</b>      | <b>REV P7</b>  |                                    |
| <b>27/08/2025</b>    | <b>2016</b>      | -              |                                    |
| <b>23/04/2025</b>    | -                | -              | <b>LOCATION PLAN</b>               |

## **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:-

National Planning Policy Framework  
**KNOWSLEY LOCAL PLAN: CORE STRATEGY**  
CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

CS20 - Managing the Borough's Historic Environment

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

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

DQ5 - Development in Conservation Areas

**SUPPLEMENTARY PLANNING DOCUMENTS**

Householder Development SPD (2016)

Ensuring a Choice of Travel SPD (2010)

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 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.

## Informatives

1. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Standing Advice valid from 1st January 2025 until 31st December 2026

2. The plans relating to the above application have been examined and below are the Fire Authority's observations:

### Access for Fight 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)
- Domestic Dwellings - access for a pumping appliance should be provided to within 45m of all points inside the dwellinghouse.
- 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/wp-content/uploads/2018/11/national-guidance-document-on-water-for-ffg-final.pdf>

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>



**Executive Director - Regeneration and Economic Development**

**Date: 28 August 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.