



Knowsley Council

**REGENERATION AND ECONOMIC DEVELOPMENT
DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 22/00561/FUL

Name and address of applicant

Mr Paul Hughes
33 Huyton Church Road
Knowsley
Huyton
L36 5SH

Name and address of agent

GB Architecture
1 Willow Court
Weller Way
Liverpool
L8 4XX

Date of Receipt: 10 September 2022

Date Valid: 28 October 2022

Address/Location Of Development:

**33 Huyton Church Road
Huyton
Knowsley
L36 5SH**

Description of Development:

ERECTION OF SINGLE STOREY SIDE AND 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. Notwithstanding any submitted detail and description of materials in the submitted application, the exterior facing materials to be used on the external walls, coping, roof (including eaves), windows (save for rooflights) and doors shall match those used on the existing building in terms of colour texture, profile where applicable coursing materials

Reason: In the interests of visual amenity, and to preserve the character and appearance of the Victoria Road and Huyton Church Road Conservation Area and to comply with Saved Policies DQ5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policies CS19 & CS20 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

4. The render to be applied to the host dwelling and extension hereby permitted shall be K rend smooth or fine grained finished in white. The development shall only be carried out in accordance with the agreed details.

Reason: In the interests of visual amenity and to preserve the character and appearance of the Victoria Road and Huyton Church Road Conservation Area and to comply with the National Planning Policy Framework, Policies CS2, CS19 and CS20 of the Knowsley Local Plan: Core Strategy, adopted January 2016, Saved Policies H5, H8 and DQ5 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006 and the Householder Development SPD (2016).

5. The proposed rooflights shall be flush with the proposed roof slope and shall not project above the plane of the roof in which they are located.

Reason: In the interests of visual amenity and to preserve the character and appearance of the Victoria Road and Huyton Church Road Conservation Area and to comply with the National Planning Policy Framework, Policies CS2, CS19 and CS20 of the Knowsley Local Plan: Core Strategy, adopted January 2016, Saved Policies H5, H8 and DQ5 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006 and the Householder Development SPD (2016).

6. At least five days written notice has been given to the Local Planning Authority of the intention to commence development. The protective fencing referred to in section 15 of Arboricultural Report (document ref: no. 1) 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 defined 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.

7. The development hereby permitted shall be implemented in accordance with the submitted Arboricultural Method Statement. Ref no 1, 2, 3, 4 and 1022/01/ received on 21/10/2022

Reason: To ensure that the proper protect of trees has been carried out in the interest 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
31/01/2023	GBA-HUY-PL-DR- LP-101	REV A	LOCATION PLAN
31/01/2023	GBA-HUY-PL-DR-102	REV A	PROPOSED SITE AND BLOCK PLAN
31/01/2023	GBA-HUY-PL-DR-303	REV C	PROPOSED FLOOR PLAN
31/01/2023	GBA-HUY-PL-DR-304	REV C	PROPOSED ROOF PLAN
31/01/2023	GBA-HUY-PL-DR-401	REV D	PROPOSED FRONT AND REAR ELEVATIONS
31/01/2023	GBA-HUY-PL-DR-402	REV D	PROPOSED EAST AND WEST ELEVATIONS
21/10/2022	1	-	ARBORICULTURAL REPORT
21/10/2022	2	-	IMPACT STUDY AND METHOD STATEMENT
21/10/2022	1022/01	-	EXISTING SITE PLAN
21/10/2022	1022/01	-	TREE CONSTRAINTS PLAN
21/10/2022	3	-	TREE SCHEDULE
21/10/2022	4	-	TREE REPORT

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
H5 - Development within Primarily Residential Areas
H8 - Extensions and Alterations to Residential Properties
DQ5 - Development in Conservation Areas
Householder Development SPD (2016)

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 (John Fleming on 0151 443 2216)

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.

NOTE FOR APPLICANT: The applicant's attention is drawn to the following comments.

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: 10 February 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.