METROPOLITAN BOROUGH OF KNOWSLEY

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 01/00564/FUL
Date of Receipt: 28.08.2001
Date Valid: 11.09.2001

Name and address of applicant
Mr Walsh
12 Stone Hey
Whiston
Knowsley
L35 3JT

Name and address of agent
G Lomax
136 Knowsley Road
St Helens
Merseyside
WA10 4PU

Address or location of development
12 Stone Hey Whiston Knowsley L35 3JT

Nature and particulars of application
ERECTION OF TWO-STOREY EXTENSION TO SIDE OF DWELLING TO FORM UTILITY ROOM AND DINING ROOM WITH TWO BEDROOMS ABOVE

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 five 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.

2. The development hereby permitted shall be carried out only in accordance with the amended plan received on 18 January 2002

   Reason: For the avoidance of doubt and to accord with the terms of the application as amended and to comply with policy H9 of the Knowsley Unitary Development Plan adopted June 1998

3. The facing bricks and roofing materials to be used on all external elevations shall harmonise with those used on the existing dwelling.

   Reason: In the interests of visual amenity.

4. The development hereby permitted shall not be brought into use until a car parking scheme has been surfaced and laid out on site in accordance with a scheme which has been previously submitted and approved in writing by the Local Planning authority. The space shall thereafter be made available for vehicle parking and maneuvring purposes at all times that the development hereby permitted is in use.

   Reason: To ensure that adequate on site vehicle parking and maneuvring facilities are provided in the interest of highway safety and to comply with policy T12 of the Knowsley Unitary Development Plan, adopted June 1998.

NOTE FOR APPLICANT: The applicant's attention is drawn to the attached comments of the following;

The Coal Authority.

[redacted]

Director Of Planning And Development

Date: 25.01.2002

MUNICIPAL BUILDINGS
ARCHWAY ROAD
HUYTON, MERSEYSIDE L36 9FB

Note: 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.
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.

Notes:

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to condition, he may appeal to the Secretary of State for the Environment in accordance with section 78 of the Town and Country Planning Act 1990 within six months of the date of this notice. (Appeals must be made on a form, which is obtainable from the Department of the Environment). See address below. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances. which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning/authority was based on a direction given by him.

(2) If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the secretary of state for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted he may serve on the Council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

(3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and country Planning Act 1990.

Department of the Environment, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN

METROPOLITAN BOROUGH OF KNOWSLEY

DEPARTMENT OF PLANNING AND DEVELOPMENT

APPLICATION N0: 01/00564/FUL

DEVELOPMENT:
ERECTION OF TWO-STOREY EXTENSION TO SIDE OF DWELLING TO FORM UTILITY ROOM AND DINING ROOM WITH TWO BEDROOMS ABOVE

LOCATION OF SITE AND APPLICANT:
12 Stone Hey Whiston Knowsley L35 3JT, Mr Walsh

WARD AFFECTED: Whiston North

KNOWSLEY UNITARY DEVELOPMENT PLAN (Adopted June 1998) – Predominantly Residentail Area.

CONSULTATIONS:

TECHNICAL CONSULTATIONS:
The Coal Authority - No objections
Whiston Town Council - No comments received

NEIGHBOUR CONSULTATIONS
The occupiers of 5 neighbouring properties have been notified of the proposal by letter. No representations have been received as a result of this publicity.

REPORT:

This application relates to a semi-detached property situated on the southern side of Stone Hey Whiston. Permission is sought for the erection of a two-storey extension to the side of the dwelling, to provide a dining room and utility room to the ground floor with bedroom above

The proposed extension would be built up to the common boundary with 10 Stone Hey. It would measure 2.2m in width by 8m in length to the ground floor, 6.7m to the first floor, and would attain a height of 7m to ground level. No windows are proposed to the side elevation which would overlook no10.

The proposal is of a satisfactory scale and design and there would be no terracing effect given that the proposed first floor would be set back 1m from the existing front elevation. The proposal therefore complies with the authority's adopted policy H10 (Residential Two Storey Side Extension).

In considering parking implications the application site has one existing parking space which is to be retained. One additional space can be provided within the curtilage of the site.

RECOMMENDATION:

That planning permission be granted subject to the following conditions

1. The development hereby permitted shall be carried out only in accordance with the amended plan received on 18 January 2002

   Reason: For the avoidance of doubt and to accord with the terms of the application as amended and to comply with policy H9 of the Knowsley Unitary Development Plan adopted June 1998

2. The facing bricks and roofing materials to be used on all external elevations shall harmonise with those used on the existing dwelling.

   Reason: In the interests of visual amenity.

3. The development hereby permitted shall not be brought into use until a car parking scheme has been surfaced and laid out on site in accordance with a scheme which has been previously submitted and approved in writing by the Local Planning authority. The space shall thereafter be made available for vehicle parking and maneuvering purposes at all times that the development hereby permitted is in use.

   Reason: To ensure that adequate on site vehicle parking and maneuvering facilities are provided in the interest of highway safety and to comply with policy T12 of the Knowsley Unitary Development Plan, adopted June 1998.

25/1/02
.....
Agreed Date

.....
Director Of Planning And Development

In consultation with:

.....
Chairman/Vice-Chairman, Planning Committee

KNOWSLEY
METROPOLITAN BOROUGH
Department of Planning and Development

PLANNING SERVICES

Operating Procedure OP02 – DECISION/PD RECORD SHEET

APPLICATION NO.	APPROVE	REFUSE

No.	Standard Code	Comment/Variable Wording	Relevant Consultees for Conditions
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			

MASTER COPIES _ DO NOT USE

Note No.	Standard Code	Comment/Variable Wording
1.		
2.		
3.		
4.		
5.		

Permitted Development Rights Removed	YES	NO
Details		

Amendments Negotiated	NO	YES	If Yes do amendments address issues raised by representations?	YES	NO
Departure from Development Plan	NO	YES	(Taking into account policy as well as allocation)		

KNOWSLEY

DEPARTMENT OF PLANNING AND DEVELOPMENT

Planning Services Division

ISO 9002 : 1994 **DEVELOPMENT CONTROL SECTION**
Sub-clause 4.9 **DOCUMENTED QUALITY SYSTEM**

Operating Procedure OP05 **Standard Form**

RECORDING AMENDED/ADDITIONAL PLANS RECEIVED AFTER VALIDATION

APP NO: 2/00364/FUL

AMENDED PLAN RECEIVED (DATE)	SUPERSEDED/ WORKING AMENDMENT	REFERENCE NO. OF PREVIOUS PLAN	REFERENCE NO. OF AMENDED PLAN	PLAN DESCRIPTION	PLAN TO RECEPTION		ADDITIONAL CONSULTA-TIONS	
15.1.02	Superseded	-	-	Floor Plans Elevations	Y/N		Y/N	
					Y/N		Y/N	
					Y/N		Y/N	
					Y/N		Y/N	
					Y/N		Y/N	
					Y/N		Y/N	
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					Y/N		Y/N	
					Y/N		Y/N	

136 KNOWSLEY ROAD
ST. HELENS
MERSEYSIDE
WA10 4PD.

8/1/2002.

F.A.O Liz Connor

Dear Sir,

Planning Application 01/00564/FUL
12 Stoney Hey, Liverton.

In reply to your letter of the 20th October 2001 please find attached amended plans containing the requirements of that letter.

Please accept my apologies for the delay due to holidays, Xmas.

Yours faithfully.

Knowsley M.B.C.
Planning & Development Dept
18 JAN 2002
Passed to LC
Ack
Reply NRA

The Coal Authority,
Mining Reports Office,
200 LICHFIELD LANE,
BERRY HILL,
MANSFIELD,
NOTTINGHAMSHIRE,
NG18 4RG
Telephone: 0845 762 6848
DX 716176 MANSFIELD 5
On-Line Service: www.coalminingreports.co.uk

The
COAL
AUTHORITY

WSLEY
NING
TO LC
IVED 02 2001
N TA

KNOWSLEY COUNCIL,
P O BOX 26,
YORKON BUILDINGS,
ARCHWAY ROAD,
HUYTON, KNOWSLEY, L36 9FB

This matter is being dealt with by Louise Tipper

Our Ref: **340501-01**

Your Ref: 01/00564/FUL

Date: 29 September 2001

Dear Sir,

Planning Consultation - Report on Coal Mining Circumstances
12 STONE HEY, WHISTON, PRESCOT, MERSEYSIDE, L35 3JT

I refer to the enquiry dated 25th September 2001, received 27th September 2001, in connection with the above.

This report is based on and limited to the records in the possession of The Coal Authority at the time the search is answered.

Past Underground Mining

The property is within the likely zone of influence on the surface from workings in 6 seams of coal at 80m to 400m depth, the last date of working being 1903.

Ground movement from the above mentioned past coal workings should by now have ceased.

Present Underground Mining

The property is not within the zone of likely physical influence on the surface from any present underground coal workings.

Future Underground Mining

The property is not within a geographical area for which a licence to extract coal by underground methods is awaiting determination by the Coal Authority.

The property is not within a geographical area for which a licence to extract coal by underground methods has been granted.

The property is not within the zone of likely physical influence at the surface from plans of future workings in our possession.

However reserves of coal exist in the locality which could be worked at some time in the future subject to feasibility, licences, and planning consents.

Shafts and Adits

We have no knowledge of any mine entries within, or within 20 metres, of the boundary of the property.

The records held by the Coal Authority may be incomplete. Consequently, there may exist in this locality mine entries of which we have no knowledge.

Surface Geology

Records in our possession do not disclose any fault or other line of weakness at the surface as having affected the stability of the property.

Past Opencast Mining

The property is located within the geographical boundary of an opencast site from which coal has been extracted by opencast methods.

Present Opencast Mining

The property does not lie within 200 metres of the geographical boundary of an opencast site within which coal is being extracted by opencast methods.

Future Opencast Mining

The property is not within 800 metres of the geographical boundary of an opencast site for which a licence to extract coal by opencast methods is awaiting determination.

The property is not within 800 metres of the geographical site boundary of an opencast site for which a licence to extract coal by opencast methods has been granted.

Additional Remarks

In view of the mining circumstances a prudent developer would seek appropriate technical advice before works are undertaken on site. All proposals should have regard to good engineering practice in mining areas as identified in authoritative publications on mining stability problems. In any event, no activities should be undertaken that intersect, disturb, or interfere with any coal or mines of coal without permission of the Coal Authority.

This report is provided in response to and for the purposes of a statutory consultation made under the Town and Country Planning legislation. In circumstances where instability issues are identified the developer must be made aware of the instability issues, and of the need for the developer to consult the Coal Authority where appropriate.

Responsibility for carrying out any development in a safe manner rests with the developer.

The replies based in this report will be based on, and will be limited to, information in the possession of the Authority at the time of the consultation, and will be given on the distinct understanding that the Coal Authority is not legally responsible (except for negligence) for the information provided. This report must not be used as a substitute for a search by property owners/developers/purchasers under the scheme for coal mining searches agreed between the Law Society and the Coal Authority.

Yours faithfully

A Schofield

Albert Schofield

Director of Operations

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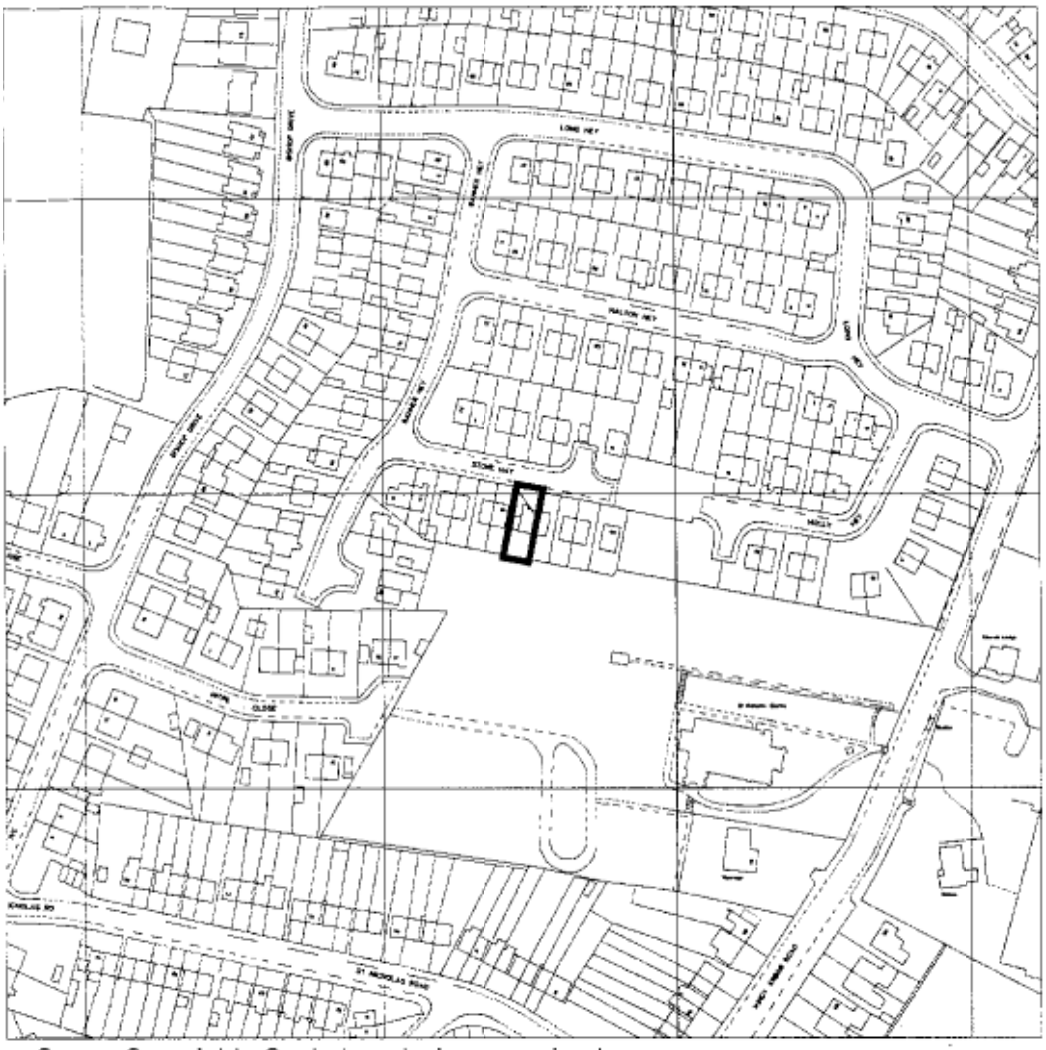

Crown Copyright. Quoted scale is approximate.

SCALE: 1:2500

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This is a plan of the boundaries of the property in respect of which this report has been prepared. It is the responsibility of the user to ensure that the boundaries shown correspond with those of the property.

APPROXIMATE POSITION OF ENQUIRY BOUNDARY SHOWN

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KNOWSLEY

DEPARTMENT OF PLANNING AND DEVELOPMENT

Planning Services Division

ISO 9002 : 1994
Sub-Clause 4.9

DOCUMENTED QUALITY SYSTEM

Operating Procedure DC/OP01

VALIDITY CHECK SHEET

Planning Officer: LC | App No: 01/00 S64/PUL | Delegated/~~Committee~~

		ACTION REQUIRED/TAKEN
PERMITTED DEVELOPMENT		
Is application Permitted Development? (Refer to Guidance Note No 1)	N / Y	PTO for additional space
E		
Does an Exemption Apply?	N / Y	
Correct fee Received?	Y / N	£95 PTO for additional space
FORMS		
Application Type Correct?	Y / N	
Correct No. of Forms?	Y / N	
Forms Complete/Signed/Dated?	Y / N	
Part II Forms Submitted?	N/A / Y / N	
Correct Certificate Completed/Signed	Y / N	appears to be Cert B. PTO for additional space
PLANS (Please list ALL plans received overleaf)		
Sufficient site location plans edged red/blue	Y / N	
Sufficient site layout plans	N/A / Y / N	
Sufficient existing floor plans	N/A / Y / N	
Sufficient proposed floor plans	N/A / Y / N	
Sufficient existing elevations	N/A / Y / N	
Sufficient proposed elevations	N/A / Y / N	
Sufficient levels/Sections (See Q7 (h) on OP01/01(1)	N/A / Y / N	PTO for additional space

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP01/02	002	14.04.97

RECORD OF PLANS RECEIVED UP TO VALIDATION OF APPLICATION

DATE	PLAN DESCRIPTION	SCALE	REFERENCE NO.
24.8.01	Proposed & existing elevations & floor plans.	1:50 1:100 1:500	

ADDITIONAL NOTES ON ACTION REQUIRED
(Continued from Overleaf)

SUMMARY Checked by: KC. DATE: 30.8.01

Permitted Development		Valid		Invalid	/	(Refer to box below)

Subsequently made Valid (Date and Initials)		Treated as Withdrawn	

HOUSEHOLDER PLANNING APPLICATION

TOWN AND COUNTRY PLANNING ACT 1990

Department of Planning and Development,
Planning Services Division, Development Control Section,
PO Box 26, Municipal Buildings, Archway Road,
Huyton, Knowsley, Merseyside, L36 9FB.
Telephone: 0151 443 2381.

KNOWSLEY

For Office Use Only

01/00804/FUL
Rec'd 24 & 01
Valid 11.9.01.

THREE COPIES OF THIS FORM AND THE PLANS ARE REQUIRED

1 APPLICANT'S DETAILS

Name MR. WALSH

Address 12 STONEHEY
WHISTON

Postcode

Tel No ..... **Fax No** .....

2 AGENT'S DETAILS (if Applicable)

Name G. LOMAX

Address 136 KNOWSLEY ROAD
ST. HELENS

Postcode WA10. 4PU.

Tel No 01744 750299 **Fax No** .....

Contact Name .....

3 LOCATION OF PROPOSED WORKS

Address 12 STONE HEY
WHISTON

4 PROPOSED WORK

Description

TWO STOREY
SIDE EXTENSION

5 HIGHWAYS

State whether the proposal involves:
(Please Delete where appropriate)*

Construction of a new access to a highway:

Vehicular ~~YES~~ / NO*

Pedestrian ~~YES~~ / NO*

Alteration of existing access to a highway:

Vehicular ~~YES~~ / NO*

Pedestrian ~~YES~~ / NO*

6 TREES

Do you propose to fell any trees? ~~YES~~ / NO*
(Please Delete where appropriate)*

If YES, plans should be submitted indicating the correct position and approximate size of all existing trees on the site, identifying those it is intended to fell.

7 I/We hereby apply for planning permission for the proposal described in this application and the accompanying plans.

Signed G Lomax

Date 17/8/2001

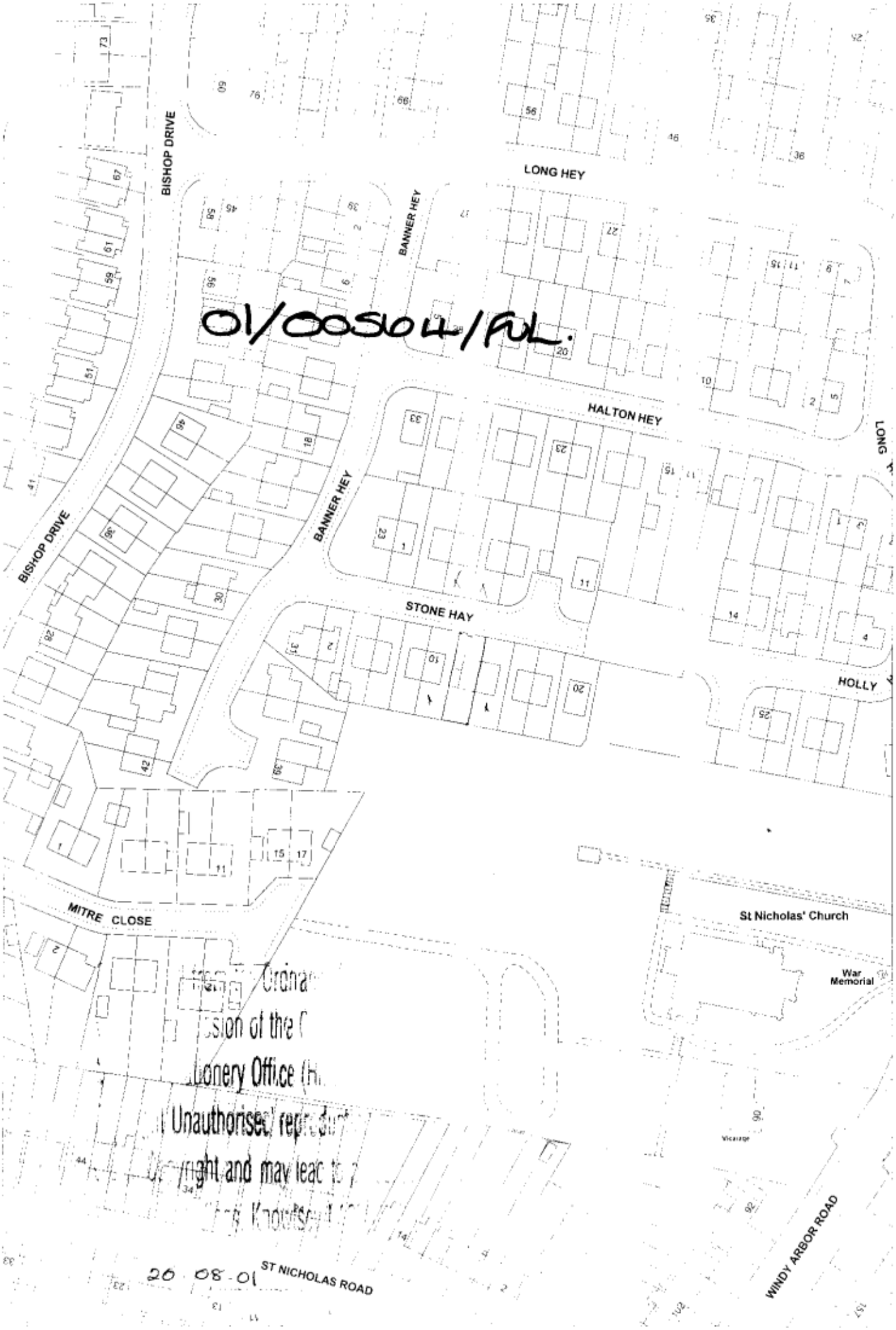
On Behalf of MR. WALSH

(Insert applicant's name if signed by an agent)

8 AN APPROPRIATE SIGNED CERTIFICATE, PLANS AND FEE MUST ACCOMPANY THIS APPLICATION.

FOR OFFICIAL USE ONLY

Fee Received	95-00 Cash/Cheque	**Assessed Fee**	£ .....
Receipt Number	282442	**Additional Fees Required**	£ .....
Date Received	24.08.09	**Refund Due**	£ .....
Initials	JB	**Receipt Number**	.....
		Date	.....


01/00564/FUL.
BISHOP DRIVE
LONG HEY
BANNER HEY
HALTON HEY
STONE HAY
HOLLY
MITRE CLOSE
St Nicholas' Church
War Memorial
Vicarage
ST NICHOLAS ROAD
WINDY ARBOR ROAD
20 08 01

OWNERSHIP CERTIFICATE

(Complete **either** Certificate A or Certificate B - if neither apply, contact the Planning Services Division)

CERTIFICATE A: This should be completed if you are the sole owner of the whole of the land which is the subject of the application (and if no part of it is an agricultural holding).

CERTIFICATE B: This should be completed if someone else is the owner or part owner of the land (and if no part of it is an agricultural holding).
NB. Certificate B should also be completed if any proposed building works will encroach onto someone elses land (eg. part of the foundations/gutters).

NOTICE: This should be completed and delivered to the owner or part owner of the land if you have completed Certificate B.
NB. It is a punishable offence to knowingly or recklessly complete a false or misleading Certificate.

In this case "owner" means a person having a freehold interest or a leasehold interest, the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

1. On the day 21 days before the date of the accompanying application, nobody except the applicant was the owner of any part of the land to which the application relates.

2. None of the land to which the application relates is, or is part of, an agricultural holding.

Signed .....

Date .....

On behalf of .....

CERTIFICATE B

certify that:

1. I have/~~The applicant~~ has given the requisite Notice to everyone else who, on the day 21 days before the date of the accompanying application, was the owner of any part of the land to which the application relates, as listed below.

   Owner's name MR. OLIVE.

   Address at which Notice was served

   10 STONE HEY, WHISTON.

   ..... Postcode .....

   Date of service of Notice 6.9.2001

2. None of the land to which the application relates is, or is part of, an agricultural land holding.

Signed .....

Date 6.9.2001

On behalf of MR. Welsh.

OWNERSHIP CERTIFICATE

(Complete **either** Certificate A or Certificate B - if neither apply, contact the Planning Services Division)

CERTIFICATE A: This should be completed if you are the sole owner of the whole of the land which is the subject of the application (and if no part of it is an agricultural holding).

CERTIFICATE B: This should be completed if someone else is the owner or part owner of the land (and if no part of it is an agricultural holding).
NB. Certificate B should also be completed if any proposed building works will encroach onto someone elses land (eg. part of the foundations/gutters).

NOTICE: This should be completed and delivered to the owner or part owner of the land if you have completed Certificate B.
NB. It is a punishable offence to knowingly or recklessly complete a false or misleading Certificate.

In this case "owner" means a person having a freehold interest or a leasehold interest, the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

1. On the day 21 days before the date of the accompanying application, nobody except the applicant was the owner of any part of the land to which the application relates.

2. None of the land to which the application relates is, or is part of, an agricultural holding.

Signed .....

Date 17/8/2001.

On behalf of MR. WALSH.

CERTIFICATE B

certify that:

1. I have/The applicant has given the requisite Notice to everyone else who, on the day 21 days before the date of the accompanying application, was the owner of any part of the land to which the application relates, as listed below.

   Owner's name .....

   Address at which Notice was served .....

   .....

   ..... Postcode .....

   Date of service of Notice .....

2. None of the land to which the application relates is, or is part of, an agricultural land holding.

Signed .....

Date .....

On behalf of .....

Knowsley Council

Department of Planning and Development
Deputy Chief Executive & Director of Planning and Development
Graham Smith B Sc Dip MS C Eng MICE MIHT

Mr Walsh
c/o G Lomax
136 Knowsley Road
St Helens
Merseyside
WA10 4PU

Our Ref 01/00564/FUL
29 August 2001

Case Officer: Lin Connor

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: ERECTION OF TWO-STOREY EXTENSION TO SIDE OF DWELLING TO FORM UTILITY ROOM AND DINING ROOM WITH TWO BEDROOMS ABOVE
LOCATION: 12 Stone Hey Whiston Knowsley L35 3JT

The above mentioned application submitted by you is incomplete by reason of the deficiencies listed below:-

1. It would appear from the drawings submitted that the proposed extension encroaches onto the neighbouring property of 10 Stone Hey, if this is the case please complete the enclosed certificate B and serve notice of development on the owner/occupier. If this is not the case please amend the submitted plans accordingly.

✓ Revised 11.9.01

Would you please forward the above information at your earliest convenience in order that your application may be formally registered and considered. If, however, I do not hear from you within the next 4 weeks I shall assume you no longer wish to proceed and I shall subsequently treat your application as withdrawn.

If you require any further information please call 0151 443 2316.

Yours faithfully

Colin Williams
Development Control Manager