



West Lancashire Borough Council
 P O Box 16 52 Derby Street
 Ormskirk West Lancashire L39 2DF

Tel: 01695 577177
 Email: Plan.apps@westlancs.gov.uk

Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning 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

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x) Northing (y)

Description

Applicant Details

Name/Company

Title

Miss

First name

Carolyn Jane

Surname

Wilson

Company Name

Address

Address line 1

66 Vicarage Road

Address line 2

Orrell

Address line 3

Wigan

Town/City

Wigan

County

Greater Manchester

Country

United Kingdom

Postcode

WN5 7AX

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposed works

Replacement of small kitchen window and front door . UPVC was used as the material to complete this work .

For the following reasons

1. June 19th 2023 there was a flood in the kitchen resulting in the person living in the house receiving an electrical shock .
2. The kitchen worktops and appliances were damaged
3. An emergency electrician was called, the electrician checked and made safe . They advised us to have the window looked at
3. Peter Finch (Croftlands) visited that day, inspected the kitchen and we were told that the unit would need to be changed . There was nothing that could be done in order to fix or stop the issue .
4. In addition the front door (which is one unit with the window) was warped and difficult to open . If the window needed changing then the door had to be changed as well .

I needed to act fast in order to make the house watertight again and reduce the risk of further damage to any person and the building

This house was built in 1876 and used as a school , left derelict in 1980s and converted in 1992-4 into private accommodation. It is built from stone and the windows have always been poorly fitted . Maintenance of this type of building always has its challenges They were also nearly 30 years old . Although maintained well over the years.

I chose to have UPVC windows fitted , in order to give

1. Better thermal protection and insulation
2. The fastest solution to the failed windows in order to ensure that there was no further damage to kitchen white good and furniture
3. Reduce the amount of maintenance and care needed

In addition

1. We chose and installed a window design the same as the original windows .
2. The door is also as close to the original house design (in 1992) as possible .
3. It also matches with the door on the adjoining property (5 St Thomas Court) .

There is expanded information in the supporting document in this application -

Has the work already been started without consent?

Yes

No

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

Has the work already been completed without consent?

Yes

No

17/07/2023

Materials

Does the proposed development require any materials to be used externally?

- Yes
 No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Windows

Existing materials and finishes:

Soft wood painted white. The original windows from when the building was renovated. Due to expansion over the years , they did not open very easily

Proposed materials and finishes:

UPVC in white Manufactured to be a replica of the ones originally installed at the renovation of the building

Type:

Doors

Existing materials and finishes:

Soft wooden door , painted white with one small window Very badly warped . It does not close or open very cleanly

Proposed materials and finishes:

UPVC white with one small window Manufactured to be a replica of the door originally installed when the building was renovated in 1992

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- Yes
 No

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- Yes
 No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- Yes
 No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- Yes
 No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes
 No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- Yes
 No

Parking

Will the proposed works affect existing car parking arrangements?

- Yes
 No

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

Site visit

Date (must be pre-application submission)

09/08/2023

Details of the pre-application advice received

This was verbal advice given by Mr Beirne when he visited the property to view some roofing work that had had just been completed on the property, replacing the end tiles in order to make the building water tight again .

He informed me that the person who reported the roof work had also unofficially mentioned the installation of the UPVC window and door. All verbal but Mr Beirne told me he thought it looked like a very good replacement for the original and understood the challenges of maintaining a period property .

He told Mr Peter Finch (Croftlands) and myself that he would only need to investigate if a written complaint was received . One consequently was.

This was not written or recorded

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

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

Miss

First Name

Carolyn Jane

Surname

Wilson

Declaration Date

12/11/2023

Declaration made

Declaration

I/We hereby apply for Householder planning permission 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

Carolyn Jane Wilson

Date

13/11/2023