



St. Helens Council

Development Services - Planning

Town Hall, Victoria Square,

St. Helens, Merseyside

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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

Mr

First name

Graeme

Surname

Webster

Company Name

Address

Address line 1

145 Bleak Hill Road

Address line 2

Windl

Address line 3

Town/City

St Helen's

County

Country

United Kingdom

Postcode

Wa10 6dw

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

The proposed work is to extend out over my current garage to give a extra room to my property. The extension will be spilt into two rooms with access coming from the room that is directly behind the garage. The extensions will have the same pitch type roof as the agitating main roof but will run from to back and will se the removal of the flat roof. Two bedrooms will be created with one having a ensuite which will be formed from the old exciting room. The existing room will be made small to give a walk way/landing area to access the two rooms. The extension will be built using the same brick type and roof tiles that are currently used at the property. Careful consideration has been given so the extension will not look out of place but with there being 131 house on bleak hill road and this type only making up 16% (which is split up into 10% in this row and 6% further down road) this difficult as so many different types of house. In the 16% every house differs due to the age and alterations being made overt year.. One application in the road being resiliently passed to make a semi detached in to a terraced set of three house it shows the wide variety of differing types of house in thread.. It is to be set back from the front of the garage as not to interject on the neighbouring properties first floor window.

Has the work already been started without consent?

- Yes
 No

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:

Walls

Existing materials and finishes:

Red Brick

Proposed materials and finishes:

Red Brick matching existing property.

Type:

Roof

Existing materials and finishes:

Brown Roof tiles

Proposed materials and finishes:

Brown roof tiles

Type:

Windows

Existing materials and finishes:

white upvc

Proposed materials and finishes:

white upvc

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

PRE/2023/0078/PRE

Date (must be pre-application submission)

04/10/2023

Details of the pre-application advice received

Application Number: Proposal:

For:

Location:

PRE/2023/0078/PRE

First floor extension above garage. Pre-Application Enquiry

145 Bleak Hill Road, Windle, St Helens

The proposed extension above the existing garage to the front of the dwelling would have a detrimental impact upon the residential amenity of the neighbouring property at #143 as it would interject on the 45 degree line from the mid point of their first floor habitable (bedroom) window contrary to the Householder Supplementary Planning Document. The proposed design would also be at odds within the street scene as all of the dwellings nos 135-161 are of a similar design, not withstanding small alterations to the garages etc, and would upset the rhythm and form of the area as a whole contrary to policy LPD04 of the St Helens local plan which states that proposals for the alteration and / or extension of an existing dwelling should respect and / or enhance the appearance and character of the existing dwelling and any other buildings within the site or the surrounding area in terms of scale, size, design, and facing materials.

The proposed first floor extension would form a dominant feature and would cause undue harm on the neighbouring properties. Therefore, if an application was to be submitted it would not be supported. Please note this advice is given without prejudice at officer level only without the benefit of a site visit and may be subject to change upon receipt of a valid planning application.

Yours sincerely,

Mr Tony Jackson

Mr Tony Jackson

Planning Officer & Systems Administrator

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

Mr

First Name

Graeme

Surname

Webster

Declaration Date

05/12/2023

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

Graeme Webster

Date

2023/12/05