



St. Helens Council

Development Services - Planning

Town Hall, Victoria Square,

St. Helens, Merseyside

WA10 1HP

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Householder Application for Planning Permission for works or extension to a dwelling, and for relevant demolition of an unlisted building in a conservation area

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 & Ms

First name

Hayden & Joanne

Surname

Jeffreys & Cross

Company Name

Address

Address line 1

Ivy Cottage Church Street

Address line 2

Address line 3

Town/City

Newton Le Willows

County

St Helens

Country

Postcode

WA12 9SU

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

**** REDACTED ****

Secondary number

Fax number

Email address

**** REDACTED ****

Description of Proposed Works

Please describe the proposed works

Single Storey rear extension, removal of attached and unattached outbuildings and chimney, 2 storey rear extension, alteration of side porch canopy, replacement of existing Car Port to the West of the house replaced with new Garden building. Improvements to boundary walls including the addition of railings and gates to existing driveway together with associated landscaping.

Has the work already been started without consent?

Yes

No

Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

The Existing Ground floor outbuildings are redundant or in poor condition, the existing chimney to be removed has been deemed unsafe - Building Control have been informed.

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:

House: white render

Proposed materials and finishes:

House: white through-colour render Orangery: part white through-colour render / part timber painted heritage colour

Type:

Windows

Existing materials and finishes:

timber sash windows painted white

Proposed materials and finishes:

Traditional sash windows in heritage colour

Type:

Doors

Existing materials and finishes:

Front Door: hardwood/glazed door painted brown Rear Door: hardwood door painted brown Patio Doors: timber French doors painted white

Proposed materials and finishes:

Front Door: hardwood/glazed door in heritage colour Rear Door: hardwood/glazed door in heritage colour Orangery Doors: timber/composite French doors in heritage colour

Type:

Roof

Existing materials and finishes:

natural slate

Proposed materials and finishes:

House: natural slate Orangery: liquid water proofing membrane in grey

Type:

Other

Other (please specify):

Fascias

Existing materials and finishes:

Timber painted black

Proposed materials and finishes:

House: timber painted black Orangery: timber painted heritage colour

Type:

Other

Other (please specify):

Rainwater Goods

Existing materials and finishes:

Gutters: black aluminium Ogee style gutters Downpipes: black uPVC

Proposed materials and finishes:

Gutters: black aluminium Ogee style gutters Downpipes: black uPVC

Type:

Other

Other (please specify):

Paving

Existing materials and finishes:

stone paving flags

Proposed materials and finishes:

stone paving flags - to match existing / stone / porcelain

Type:

Vehicle access and hard standing

Existing materials and finishes:

Tarmac

Proposed materials and finishes:

Tarmac - as existing

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

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

Please Refer to Plans and Elevations existing and proposed as submitted.

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

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

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

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

- 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

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

Keith

Surname

Summers

Declaration Date

02/01/2024

Declaration made

Declaration

I/We hereby apply for Householder planning & demolition in a conservation area 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

Keith Summers

Date

02/01/2024

