

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015
Town and Country Planning (Control of Advertisements) (England) Regulations 2007
Planning (Listed Buildings & Conservation Areas) Act 1990
Planning (Hazardous Substances) Act 1990
Planning & Compensation Act 1991

Approval Notice

Approval has been granted for the development referred to below providing it is carried out in accordance with the application and plans submitted. The approval is subject to the conditions set out on the attached sheet.

Application Details

Reference No: DC/2016/00464

Location of Development: 29-31 Hartley Road Birkdale Southport

Description of Development: Erection of an attached bungalow to the existing building involving alterations to the existing building

Date Notice Issued: 10th June 2016

Signed: *Stuart Barnes*
Chief Planning Officer

Notice Issued to:

Agent

Paul Ennis & Company Limited
Mr Mark Evered
185 Liverpool Road
Birkdale
Southport
Merseyside
PR8 4NZ

Applicant

Mr Bayliff
12 Preston Road
Southport
Merseyside
PR9 9EG

Conditions

- 1) The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

- 2) The external finishes of the development hereby permitted shall match those of the existing building in material, colour, style, bonding and texture.

Reason: To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with policy DQ1/MD1 of the Sefton Unitary Development Plan.

- 3) The first floor window (east) elevation shall not be glazed otherwise than with obscured glass and non-opening and thereafter be permanently retained as such.

Reason: To safeguard the amenities of occupiers of adjoining properties and to comply with policies CS3 and DQ1/MD1 of the Sefton Unitary Development Plan.

- 4) The north elevation windows (to the bungalow) shall not be glazed otherwise than with obscured glass and top hung and thereafter be permanently retained as such.

Reason: To safeguard the amenities of occupiers of adjoining properties and to comply with policies CS3 and DQ1/MD1 of the Sefton Unitary Development Plan.

- 5) a) Prior to the occupation of the residential units hereby approved details (height and materials) of the boundary wall to No. 27 Hartley Road and No. 50 Richmond Road shall be submitted to and approved in writing by the Local Planning Authority.

b) The agreed details shall be constructed within an agreed timetable with the Local Planning Authority.

Reason: To safeguard the amenities of occupiers of adjoining properties and to comply with policy DQ1/MD1 of the Sefton Unitary Development Plan.

- 6) a) Should any part of the development incorporate piling works or ground compaction, details of the works, proposed duration and hours of piling/ ground compaction and details of mitigation methods for the suppression of dust shall be submitted to and approved by the Local Planning Authority prior to work commencing on site.

b) Piling/ ground compaction works shall then be carried out in accordance with the details approved under (a) above.

Reason: To ensure that the amenities of nearby residents are not unduly harmed by noise and dust from piling/ ground compaction works and to comply with policies CS3 and EP6 of the Sefton Unitary Development Plan.

- 7) No part of the development shall be brought into use until space and facilities for cycle parking have been provided in accordance with the approved plan and these facilities shall be retained thereafter for that specific use.

Reason: In the interests of highway safety and to accord with policies CS3 and AD2 in the in the Sefton Unitary Development Plan 2006

- 8) The development hereby granted shall be carried out strictly in accordance with the following details and plans :-

location plan
existing plans and elevations

amended plans
002B received on 13 May 2016
003B received on 13 May 2016

Reason: To ensure a satisfactory development.

Informatives

- 1) There are significant bands of peat deposits in Sefton and this development is in an area where these deposits may be substantial. Peat produces naturally occurring methane and carbon dioxide and if sufficient amounts of these gases are allowed to collect under or within a newly erected or extended building, there is a potential risk to the development and occupants.
- 2) The applicant is advised that the proposal will require the formal allocation of addresses. Contact the Highways Development Control Team on Tel: 0151 934 4175 to apply for a new street name/property number.

Important Notes

We expect strict compliance with all conditions. Failure to do so may result in the service of a Breach of Condition Notice and prosecution.

It is your responsibility to make sure that where necessary approval under Building Regulations has been obtained before you start work. The approved plans for both Building Regulations and Planning Permission must be for the same development. You must make sure that any changes made to meet Building Regulations are sent to Planning Services as well. In some cases you may need to make another planning application.

Details of how to appeal against the conditions on this decision are given below.

This informative is only intended as a summary of the reasons for approval of permission. For further details on the decision please see the application report on Sefton's website.

Confirmation of Compliance with Planning Conditions

It is possible to get written permission from Planning Services that you have fully complied with the planning conditions relating to your development. You should complete an application form and pay the relevant fee (available via www.sefton.gov.uk) to get written confirmation that conditions imposed on this permission are complied with. The Council will try to confirm whether conditions have been complied with within 8 weeks, if you have not received a formal written response within 12 weeks your fee will be refunded.

Appeals to the Planning Inspectorate

You can appeal against this decision within the time given below. Appeals should be made to the *Planning Inspectorate in all cases. In respect of applications for:

- Planning permission,
- Details pursuant to an outline planning permission,
- Removal or variation of a condition,
- Discharge of condition,
- Listed building consent,
- Conservation area consent, and
- Applications for the determination of prior approval of details,

You have 6 months from the date of the decision to appeal.

In respect of householder applications and minor commercial applications (shop fronts, ground floor security shutters or any other ground floor level external alterations) you have 12 weeks from the date of decision to lodge an appeal.

* Planning Inspectorate
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Phone: 0303 444 5000
Email: enquiries.pins@gtnet.gov.uk
Website: www.planning-inspectorate.gov.uk

Compliance with Plans

You are reminded that the development must be carried out strictly in accordance with the details shown on the approved drawings. Failure to do so may result in enforcement proceedings

If you need to vary any details from those submitted with your application, we would be pleased to advise you whether or not a further planning application is required. Please send copies of any amended plans to both the Planning Services and Building Control.

Contact Details

Planning Services
Magdalen House
30 Trinity Road
Bootle
L20 3NJ

Phone : 0345 140 0845 (option 4)
Email: planning.department@sefton.gov.uk
Website: www.sefton.gov.uk/planning