



Fraser Hanlon
4 Haresfinch Close
Halewood
Liverpool
L26 6BH

Application No: 21H/1847
Date Issued: 13 October 2021

PLD

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE)
ORDER 1995**

Location **1 Cooper Avenue North, Liverpool, L18 4PE**
 Proposal **To demolish existing conservatory and erect single storey rear extension.**
 Applicant **Mr & Mrs Wheatcroft
1 Cooper Avenue North
Liverpool
L18 4PE**
 Date Valid **27 July 2021**

In pursuance of its powers under the above-mentioned legislation, the Local Planning Authority on **13 October 2021 GRANTED** planning permission for the above-mentioned development in accordance with your application, subject to the compliance with the conditions specified on the attached schedule, for the reasons stated.

(see attached)

Samantha Campbell
Head of Planning

SCHEDULE OF CONDITIONS AND REASONS

1. The development hereby permitted shall begin before the expiration of 3 years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in accordance with the following drawings and documents:

(i) Drawing Numbers

1 Cooper Avenue North, Location Plan

1 Cooper Avenue North, Site Location Plan

1 Cooper Avenue North, Existing and Proposed Ground Floor Plan, P01

1 Cooper Avenue North, Existing and Proposed Rear Elevation and Layout, P02

1 Cooper Avenue North, Existing and Proposed Side Elevations, P03

REASON: For the avoidance of doubt.

3. The external finishes of the development hereby permitted shall match in materials, colour, style, bonding and texture those of the existing building.

REASON: To ensure a satisfactory external appearance.

INFORMATIVES

1. During the site works the contractor shall pay full regard to the best practicable means available in respect of the control of noise and dust from the site. In addition, no operations which are audible at the site boundary shall be carried out: (i) outside the hours of 0800 to 1800 weekdays (ii) outside the hours of 0800 to 1300 Saturdays, and (iii) at any time on Sundays or Bank Holidays.

2. The permission hereby granted does not convey any rights or approval to build on, or develop, any land that is not fully owned or controlled by the applicant, including party boundaries. Applicants should satisfy themselves that the agreement of any adjoining land owners has been given prior to works commencing on site.

3. The decision to grant permission and impose any conditions has been taken having regard to relevant policies and proposals in the Development Plan. The local planning authority has worked proactively with the applicant to seek solutions to any problems arising during the course of the application and by granting planning permission for sustainable development has implemented the requirements of the NPPF.

4. The applicant is advised that they may find it useful to have a discussion with the council's in

house Building Control Service in relation to various parts of the Building Regulations at an early stage, including Parts B (Fire Safety), H (Drainage/Waste Disposal) and M (Access) prior to making an application to them. . The council's in house Building Control Service will not charge you for an initial discussion regarding these matters. They can be contacted on 0151 233 0339 or via email philip.smith1@liverpool.gov.uk .

NOTES FOR PLANNING DECISION NOTICES

OTHER CONSENTS

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, byelaw, order or regulation. In particular, if building alterations are involved these may also require consent under the Building Regulations and before commencing work this aspect should be discussed with Building Control (Email: building.control@liverpool.gov.uk Tel: 0151 233 3021 <https://liverpool.gov.uk/buildingcontrol>). Where a Building Regulations approval is obtained and this requires changes from your planning permission, revised drawings must be submitted to the Planning Department.

COMPLIANCE WITH THE PERMISSION/CONSENT

It is important that this permission/consent is implemented strictly in accordance with the plans approved by the consent. Where a planning permission is granted subject to conditions it is important that these are fully complied with. Non-compliance with the conditions of the permission/consent may well result in a Breach of Condition Notice being served on you or any other appropriate enforcement action required to remedy the breach of planning control.

APPEALS TO THE PLANNING INSPECTORATE

If you are aggrieved by the decision of the city council as local planning authority then you can appeal to the Planning Inspectorate. *Please note, only the applicant possesses the right of appeal.*

If you want to appeal, then you must do so within **six months** of the date of issue of this notice.

The Planning Inspectorate have introduced an online appeals service which you can use to make your appeal online www.gov.uk/government/organisations/planning-inspectorate . The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

If you do not have access to this service, forms can be obtained from Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay Bristol, BS1 6PN. (Tel: 0303 444 5334 or e-mail: enquiries@pins.gsi.gov.uk). *You must use a Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the appeal form you require.*

PURCHASE NOTICES

If the local planning authority or the Office of the Deputy Prime Minister refuses to grant permission to develop land or grants it subject to conditions, the owner may claim in certain circumstances that the land has become incapable of development. In these circumstances, the owner may serve a Purchase Notice on the Council under Part VI of the Town and Country Planning Act 1990, requiring the Council to purchase the owners interest in the land.

COMPENSATION

In certain limited circumstances, a claim must be made against the local planning authority for compensation. The circumstances in which compensation is payable are set out in Parts VI and V of the Town and Country Planning Act 1990.

NEW RESIDENTIAL DEVELOPMENT

In order to ensure that minimum disruption occurs once a development is completed; developers are asked to contact all the public utilities to ensure that adequate services are provided at the outset. In particular developers are asked to contact the Cable TV provider

PUBLIC NOTICE – PARTY WALL ETC. ACT 1996

From the 1 July 1997 any person intending to carry out works affecting party walls or involving excavations for foundations adjacent to a party wall will be required to serve notice on all adjoining owners before work commences.

You are advised to engage the services of a private surveyor to act on your behalf in any formal private procedures and agreements that you are now required, by The Party Wall etc. Act 1996, to enter into.

Failure to comply with the Act may result in civil action being taken against you.