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Town and Country Planning Act 1990

Application for Full Planning Permission Notice of Decision

Application No.: 2021/40175

Proposal: Householder - Proposed first floor side extension and single storey rear extension.

Location:

Decision: THE BOROUGH COUNCIL HAS DECIDED TO **GRANT PERMISSION** SUBJECT TO THE FOLLOWING CONDITION(S);

Conditions & Reasons

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions and to comply with Section 91 (as amended) of the Town &



Country Planning Act 1990.

2) The development shall be carried out in accordance with the following documents:

(a) The planning application forms and additional information received by Warrington Borough Council on 17/09/21.

(b) Submitted Existing and Proposed drawings; Block Plan & Location Plan (all revision V4) received on 15/11/21.

Reason: for the avoidance of doubt and to enable Warrington Borough Council to adequately control the development and to minimise its impact on the amenities of the local area and to conform with Policy QE7 of the Warrington Core Strategy.

3) All materials to be used in the approved scheme shall be as stated on the application form and approved drawings and shall not be varied without the prior written approval of the Local Planning authority

Reason: To ensure that the development will be of a satisfactory appearance and to comply with Policy QE7 of the Warrington Core Strategy and the Warrington SPD: Design and Construction

INFORMATIVES

1) The enclosed approval is issued under the Town & Country Planning Act 1990. You may also require Building Regulation approval which is dealt with by the Councils Building Control Section. You must ensure that all necessary permissions are obtained BEFORE starting work, otherwise abortive expense may be incurred.

The full or partial demolition of a building will require the submission of a Section 80 Notice to Building Control, more advice on this can be found at <https://www.warrington.gov.uk/get-permission-demolish-building>

2) As part of the determination of this planning application the Local Planning Authority has worked pro-actively and positively with the applicant ensuring that upon receipt all representations and consultation responses are available to view on the Council's web site. The Local Planning Authority has considered the application and where necessary considered either the imposition of planning conditions and/or sought reasonable amendments to the application in order to deliver a sustainable form of development in accordance with the National Planning Policy Framework.

IMPORTANT

This decision relates solely to planning legislation, and does not grant authority under the Building Regulations, nor any other legislation that might be required. The guidance notes enclosed with this decision notice will help you to understand this decision, your rights and other things you may have to do.

DATED: 30-Nov-2021

SIGNED:

A handwritten signature in black ink that reads "N. Gallagher." The signature is written in a cursive style with a large initial 'N'.

Niki Gallagher
Development Manager
Development Management

NOTES

1. This decision is not an approval under the Building Regulations, nor is it a Conservation Area Consent for demolition or Listed Building Consent for demolition or other works, consent to display advertisements, consent to lop or fell protected Trees (unless immediately required in connection with the carrying out of the development and the Council has confirmed in writing that all conditions relating to details which affect trees have been satisfied), or authority to close/divert a public right of way. It relates to the development described. Carrying out of a different form of development could result in enforcement action. You should therefore seek advice in writing on any proposed amendment or alteration.
2. The formation or alteration of footway crossings and other highway works must be to the specification of the Council as Highway Authority. Please refer to the Highways Department at Times Square, Warrington prior to commencement.
3. The granting of planning permission should not be taken as indicating that the requirements of legislation concerned with public health, public safety, and pollution control or food hygiene have been satisfied. Please refer to the Environmental Health Section Times Square, Warrington prior to commencement.
4. The opening of a place of work, premises into which the public will go or an educational facility gives rise to a legal duty to make provision for the needs of the disabled.
5. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990. If you want to appeal against our Local Planning Authority's decision then you must do so within 6 months of the date of this notice.
6. If this is a decision to refuse planning permission for a householder application or for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice. This process **does not** apply to any in circumstances where an appeal against the refusal to grant listed building consent or conservation area consent is submitted at the same time as an appeal against the refusal to grant planning permission.
7. If this decision relates to the same or substantially the same land and development as is or subsequently becomes the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice, or within 12 weeks only in the case of a householder or minor commercial application of the date of this notice whichever period expires sooner.
8. If this decision relates to the same or substantially the same land and development as is or subsequently becomes the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28

days of the date of this notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice whichever period expires sooner.

9. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0303 444 5000) or online at www.planningportal.co.uk/info/200207/appeals
10. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
11. If you feel your application was not dealt with properly, you can write to The Executive Director for Growth who will investigate in accordance with the Council's complaints procedure.