

Date: 8 November 2018
Our Ref: 18/00625/FULHH
Please ask for: Mrs Hannah Roper

Andrew Pye
29 Market Street
Hindley
Wigan
WN2 3AE
United Kingdom

Planning Application

Dear Mr. Pye,

Proposal: Side/rear extension to dwelling with 3no. dormers and feature window to rear.
Location: Sherwood Blue Stone Lane Mawdesley Ormskirk L40 2RG
Reference: 18/00625/FULHH

Please find attached the Decision Notice in respect of the above application. The 'important notes' attached to the notice should be read carefully, they will help you to understand this decision, your rights and other things you may have to do.

Chief Planning Officer
Chorley Council

PLANNING PERMISSION

Town and Country Planning Act 1990



Applicant:

Mr Paul Weaver
Sherwood, Blue Stone Lane Mawdesley L40 2RG

Agent:

Andrew Pye
29 Market Street Hindley Wigan WN2 3AE United Kingdom

Application Number	Date Received
18/00625/FULHH	22 June 2018

The Development:

Side/rear extension to dwelling with 3no. dormers and feature window to rear.

Location:

Sherwood Blue Stone Lane Mawdesley Ormskirk L40 2RG

Chorley Borough Council (the Local Planning Authority) gives notice of its decision to grant **Planning Permission** for the development, subject to the following conditions -

1. The Development shall only be carried out in accordance with the approved plans, except as may otherwise be specifically required by any other condition of this permission.

Reason: To define the permission and in the interests of the proper development of the site.

2. The proposed development must be begun not later than three years from the date of this permission.

Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

3. The development hereby permitted shall be carried out in accordance with the approved plans below:

Title	Plan Ref	Received On
Proposed Plans and Elevations	3758-102	22 June 2018
Existing Plans and Elevations	3758-101 A	6 July 2018

Reason: For the avoidance of doubt and in the interests of proper planning.

4. The external facing materials, detailed on the approved plans, shall be used and no others substituted unless alternatives are first submitted to and agreed in writing by the Local Planning Authority, when the development shall then be carried out in accordance with the alternatives approved.

Reason: To ensure that the materials used are visually appropriate to the locality.

5. The development shall be carried out in accordance with recommendation regarding bats in the Licensed Bat Survey and Assessment and Ecological Appraisal Report, ERAP reference 2018-306 Section 5.2 as already submitted with the planning application and agreed in principle with the Local Planning Authority prior to determination.

Reason: In the interests of the conservation of a protected species.

PLANNING PERMISSION

Important Notes

1. This decision is to grant planning permission. No work may be carried out until all conditions which may have been imposed are satisfied as required.
2. This decision is to grant planning permission only. This decision does not imply or grant any other form of consent or approval which may separately be required under the Planning Acts or any other Act, Byelaw, Order or Regulation. This permission is not:
 - i) an approval under the Building Regulations;
 - ii) a Listed Building Consent or Conservation Area Consent for demolition or other works;
 - iii) a consent to display advertisements;
 - iv) a consent to top, lop, prune, fell or carry out any other works to a protected tree or a tree in a Conservation Area;
 - v) an authority to close, divert, or in any way block a public footpath, a public bridleway or public highway.
 - vi) an authority to carry out any works within the public highway (e.g. to form or alter a footway crossing);
 - vii) an indication that the requirements of any other legislation (e.g. public safety, pollution control or food hygiene) have been satisfied.
 - viii) a permission by the Council as landowner or landlord.
3. This permission is for the development described only. Carrying out of a different form of development could result in enforcement action. You should therefore seek advice in writing from the Development Control team on any proposed amendment or alteration.
4. Certain animals species (e.g. Barn Owls) are afforded special legal protection under the Wildlife and Countryside Act 1981. It is an offence to intentionally disturb such protected species.
5. If you are building or carrying out excavation in the vicinity of other buildings you may have a duty under the Party Wall Act 1996 to notify the owner of that property of your intentions.
6. You can usually appeal to the Secretary of State for Communities and Local Government against conditions imposed by the Council. Further details are below. However, it may help to discuss the position with Council officers first.
7. We aim to provide a fair and helpful service. Should you be unclear about any aspect of this decision, wish to discuss the decision, are concerned that the application was not dealt with properly, or have any comments on the Council's planning service, please [contact us](#).

Statement of applicant's rights in accordance with article 22 of The Town and Country Planning (General Development Procedure) Order 1995

Appeals to the Secretary of State

- ☐ 8. 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 for Communities and Local Government under Section 78 of the Town and Country Planning Act 1990. You must do so within six months of the date of this notice. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

You can appeal online at www.planningportal.gov.uk/pes to complete an appeals form which you can get from the Planning Inspectorate, Room 3/18A Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Direct Line: 0117 372 8562). The Inspectorate will publish details of your appeal on the Planning Portal website. 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.

- ☐ The Secretary of State need not consider an appeal if it seems to him 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. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

- ☐ If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.