



Mr JAMES CLARK,  
CONCEPT PLANNING  
19, THE BRAMBLES  
PROSPECT ROAD  
ST ALBANS  
AL1 2DP

Professor Steven Broomhead  
Chief Executive

Steve Park  
Director of Growth

East annexe  
Town Hall  
Sankey Street  
Warrington WA1 1UH

devcontrol@warrington.gov.uk  
01925 442819

## Town and Country Planning Act 1990

### Application for Full Planning Permission Notice of Decision

**Application No.:** 2021/39163  
**Proposal:** Full Planning - Proposed Increase of the roof ridgeline and rear outrigger by approximately 1.4m to create habitable loft floorspace providing three additional bedrooms (including ensuite), a toilet and a kitchen to an existing eight bed HMO, to subsequently provide a eleven bed HMO.  
**Location:** 114, WILDERSPOOL CAUSEWAY, LATCHFORD, WARRINGTON, WA4 6PU  
**Decision:** THE BOROUGH COUNCIL HAS DECIDED TO **GRANT PERMISSION** SUBJECT TO THE FOLLOWING CONDITION(S);

#### Condition(s) & Reason(s)

- 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 plans:

- LOCATION PLAN dated 02/04/2021

- PROPOSED dated 27/03/2021

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) The development shall be carried out using materials that match those used on the existing building.

Reason: In the interests of the visual amenity of the area and to ensure compliance with policies CS1 and QE7 of the Warrington Local Plan Core Strategy 2014.

4) The development hereby approved shall be occupied until a cycle storage scheme has been submitted to and approved by the Local Planning Authority. The approved cycle storage scheme shall be implemented prior to first occupation of the development hereby approved and thereafter retained.

Reason: So that the development provides for the needs of cyclists and provides a choice of modes of transport in accordance with Policies QE6 and MP3 of the Warrington Core Strategy.

5) The property shall not be occupied by more than 11 persons.

Reason: In the interest of residential amenity and to ensure that the development does not cause highway congestion. This would accord with Policy QE6 of the Warrington Local Plan Core Strategy 2014.

## **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) Whilst the development been assessed as negligible risk for bats, the applicant is reminded that under the 2019 Regulations it is an offence to disturb, harm or kill bats. If a bat is found all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

3) Ventilation System Informative

PIV, MEV or MVHR or similar systems should be considered for this proposal. A positive Input Ventilation System (PIV) is a more basic system relying on air being drawn into the building through the roof and distributed under slight pressure into the building – air leaking through trickle vents or other non air tight parts of the building provides a flow of air through the building thereby increasing comfort. MEV is mechanical extract ventilation which draws out of the rooms via a fan but drawing air in through trickle vents. A Mechanical Ventilation and Heat Recovery System (MVHR) draws external air into the building through a heat exchanger recovering heat then passes into the building to provide ventilation. Stale air is removed via Bathrooms, Ensuities and Kitchens so a natural flow of air results within the dwelling. A boost facility for either system allows greater ventilation rates to reduce the need to open windows and thereby preventing the excessive external road traffic noise levels from impacting upon amenity.

Noise Informative: Trickle Vents In the interests of future residential amenity, the applicant should consider installing trickle vents in bedrooms and lounge areas to reduce the need to open windows in warmer weather. Noise Informative: Working Hours For Development Sites In the interests of residential amenity, the applicant/agent/developer is strongly advised to adopt the following recommended construction/demolition hours for all works on site. Works audible at or beyond the site boundary should not occur outside of Monday to Friday 08.00hrs to 18.00 hrs, Saturday 08.30hrs to 13.30hrs and at no time on Sundays or Public/Bank Holidays. Noisy or disruptive works carried on outside of these hours are much more likely to raise objections or complaints by local residents (due to disturbance) to the redevelopment of the site which may, in turn, result in formal action being pursued by Public Protection Services to enforce the recommended hours.

Contact: For more advice and guidance on recommended construction/demolition hours or construction/demolition methods, please contact an officer from Public Protection on 01925 442589.

Information Informative: Environmental Protection Supplementary Planning Document (SPD) For advice concerning Environmental Protection matters [Contaminated Land Assessments, Air Quality Assessments, Odour Assessments, Noise or Lighting requirements] please refer to the Environmental Protection Supplementary Planning Document on the Warrington Borough Council website: <https://www.warrington.gov.uk/supplementary-planning-documents>

Contact: For further verbal advice please contact the Contaminated Land team on 01925 442581, Mr Richard Moore regarding Air Quality on 01925 442596 or Mr Steve Smith regarding Odour, Noise or Lighting on 01925 442589.

Lighting Informative: Installation of Lighting Schemes Any external area lighting should be designed and installed by competent persons. The system should be designed according to best practice in respect of glare, light spill, efficiency and appropriate hours of operation based on the need for the lights. Advice can be obtained from: Institution of Lighting Professionals, Regent House, Regent Place, Rugby, CV21 2PN. <https://www.theilp.org.uk/home/> or other equivalent professional organisations.

- 4) The Local Planning Authority operates a pre-planning application advice service. All applicants are encouraged to engage with the Local Planning Authority at pre-planning application stage. 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.

- 5) The owner/manager is advised to contact the Council to either amend, or apply for a new House in Multiple Occupation (HMO) Licence should the planning application be successful. All queries can be directed to: email- [privatesector@warrington.gov.uk](mailto:privatesector@warrington.gov.uk) or telephone- 01925 428482/246909.

---

## **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: 08-Jun-2021

SIGNED:



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](http://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.