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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

MVC Design Ltd
11 Meadowside
Swarthmoor
LA12 0XL
FAO: Mr Mark Carrol

APPLICATION No: 4/24/2317/0F1

CHANGE OF USE FROM TWO SHOPS (CLASS A1) INTO TWO 4 NO. BEDROOM DWELLINGS (CLASS C3) & ERECTION OF SINGLE STOREY REAR EXTENSION 12-14 MAIN STREET, HAVERIGG

Mr Tony Woodburn

The above application dated 25/09/2024 has been considered by the Council in pursuance of its powers under the above mentioned Act and PLANNING PERMISSION HAS BEEN GRANTED subject to the following conditions:

Standard Conditions

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

Reason

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

2. Permission must relate to the following plans and documents as received on the respective dates and development must be carried out in accordance with them:

- Application Form, received by the Local Planning Authority on the 25th September 2024.
- Existing Plan, Elevations, and Location Plan, Scale 1:50, 1:100 & 1:1250, Drawing No: MVC445-01, Rev: C, received by the Local Planning Authority on the 25th September 2024.
- Proposed Plans, Elevations and Site Plan, Scale 1:50, 1:100 & 1:200, Drawing No: MVC445-02, Rev E, received by the Local Planning Authority on the 25th September 2024.
- Planning Statement, prepared June 2020, Rev: A, received by the Local Planning Authority on the 25th September 2024.
- Flood Risk Assessment, Prepared by Kingmoor Consulting on the 4th July 2020, received by the Local Planning Authority on the 25th September 2024.

Reason

To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

Prior to Occupation Conditions:

3. Prior to the first use of either dwelling hereby approved, the rear parking spaces and secure bike storage must be constructed and available for use in accordance with the following approved plans:
 - Proposed Plans, Elevations and Site Plan, Scale 1:50, 1:100 & 1:200, Drawing No: MVC445-02, Rev E, received by the Local Planning Authority on the 25th September 2024.

Once installed these spaces must be retained and available for use at all times thereafter.

Reason

In the interest of highway safety.

Other Conditions:

4. The development must be carried out in accordance with and implement all of the details and mitigation measures specified within the approved documents:

- Flood Risk Assessment, Prepared by Kingmoor Consulting on the 4th July 2020, received by the Local Planning Authority on the 25th September 2024.

Once installed these measures must be retained at all times thereafter.

Reason

For the avoidance of doubt and to ensure that adequate measures are incorporated to protect the occupiers from flooding.

5. Following approval of the development, construction activities that are audible at the site boundary must be carried out only between the following hours:
 - Monday to Friday 08.00 – 18.00 and
 - Saturday 08.00 – 13.00

There should be no construction activities on the site any any time on Sunday or Bank Holidays.

Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above unless otherwise agreed with the Local Planning Authority.

Reason

In the interests of the amenities of neighbouring occupiers during the construction of the development.

6. Any ground floor windows installed within the properties must be of a style which do not open onto the highway and shall be retained thereafter.

Reason

In the interest of highway safety.

Informative:

Radon Map UK shows that the site is within a 1 km grid square of elevated radon potential. Maximum radon potential is 10 – 30% and full radon protection may be required.

Statement:

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Please read the accompanying notice

A handwritten signature in black ink, appearing to read 'N. S. Hayhurst'.

Nick Hayhurst
Head of Planning and Place
Inclusive Growth and Placemaking

20th November 2024

**APPROVALS
(OUTLINE, FULL RESERVED MATTERS & HOUSEHOLDER)**

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2015**

PART 2

TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

- 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 your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision> . If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- 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.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

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 V1 of the Town and Country Planning Act 1990.