



Town and Country Planning Act 1990

Application for Full Planning

Applicant:

Picton
27, Oughtrington Crescent, Lymm, Warrington, Wa13 9jd

Agent:

Steven Abbott Associates LLP
Balmoral House, Ackhurst Business Park, Foxhole Road,
Chorley, Pr7 1ny

Application No: 2020/38368

Proposal: Householder - Proposed Part rear ground floor and part rear first floor alterations with porch to front.

Location: 27, Oughtrington Crescent, Lymm, Warrington, Wa13 9jd,

The Council of the Metropolitan Borough of Warrington hereby give notice in pursuance of the above Act(s) that permission is Refused for the development referred to above in accordance with the application and plans submitted, for the following reason(s):

1. The rear ground floor extension and rear first floor extension in particular would result in an over dominant form of development that would cause overshadowing resulting in loss of natural light and it would have a significantly detrimental impact upon the amenity of No. 25 Oughtrington Crescent through an unacceptable impact upon their outlook. Therefore the proposal would be contrary to Policy QE6 of the Adopted Warrington Borough Council Core Strategy (2014) and the Adopted House Extensions SPD (June 2021).

INFORMATIVES

1. The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework (NPPF).

2. The application is refused on the basis of the following plans and documents: (a) The planning application forms and other information received by Warrington Borough Council on 18th December 2020. (b) Submitted drawing numbers: 2248.P.103 (Site Location Plan); and 2248.P.104 (Block Plan). received by Warrington Borough Council on 18th December 2020 . 2248.P.105.A (Existing and Proposed Site Plans); and 2248.P.102.C (Proposed Plans and Elevations). received by Warrington Borough Council on 18th February 2021.

SIGNED:

Development Manager
Development Management

DATED: 30 June 2022

IMPORTANT

This decision relates solely to the 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.

NOTES

1. 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.
2. If this is a decision on a planning application relating to the same or substantially the same land and development as is already 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.
3. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and 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 service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.
4. 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 decision; or 12 weeks in the case of a householder application or a minor commercial application.
5. 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 or online at www.gov.uk/government/organisations/planning-inspectorate
6. 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.
7. 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.
8. 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 the Secretary of State.

Purchase Notices

1. 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 the owner 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.
2. In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for that Park, or in any other case the district council (or county council which is exercising the functions of a district council in relation to an area for which there is no 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 the owner's interest in the land in accordance with the provisions of Chapter I of Part 6 of the Town and Country Planning Act 1990.