



Knowsley Council

**REGENERATION AND ECONOMIC
DEVELOPMENT DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

REFUSAL OF PLANNING PERMISSION

Application No: 26/00135/FUL

Name and address of applicant

Mr Charles Carter
1 Ross Close
Knowsley
Knowsley
L34 0EP

Name and address of agent

Date of Receipt: 24 March 2026

Date Valid: 13 June 2026

Address/Location Of Development

**1 Ross Close
Knowsley
Knowsley
L34 0EP**

Nature And Particulars Of Application

**ERECTION OF 1.9 M HIGH CONCRETE POST / BASE BOARD AND TIMBER PANEL
FENCE AND ACCESS GATE TO SIDE BOUNDARY**

The Council of the Metropolitan Borough of Knowsley hereby give notice in pursuance of the above Act(s) that Planning Permission has been **refused** for the carrying out of the development referred to above for the following reasons:-

1. The proposed development, by reason of its siting, form and enclosure of an area that contributes to the open character of the site and surrounding area, would result in an unacceptable and incongruous form of development that would have a harmful effect on the character and appearance of the street scene and the surrounding area. As such the proposed development fails to comply with the National Planning Policy Framework (2024), Saved Policy H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and the Householder Development SPD (2016).
2. The proposed development, by reason of its siting, scale and proximity to the nearest window serving a habitable room at the adjoining residential property, would result in an unacceptable and overbearing impact on the occupiers of that property, causing a

significant loss of outlook and an increased sense of enclosure and loss of light detrimental to residential amenity. As such the proposed development fails to comply with the National Planning Policy Framework (2024), Saved Policy H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policy CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and the Householder Development SPD (2016).

3. By virtue of its siting and solid construction, the proposed development immediately adjacent to the vehicular accesses serving both the application property and the neighbouring property No. 102 Sugar Lane would obstruct pedestrian intervisibility between drivers emerging from the accesses and pedestrians using the adjacent footways which would introduce an unacceptable hazard for pedestrians.

The development would be detrimental to highway safety and as such would be contrary to the National Planning Policy Framework (2024), Policies CS2 and CS7 of the Knowsley Local Plan: Core Strategy, adopted January 2026 and the Householder Development SPD (2016).

ARTICLE 35 STATEMENT

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason for refusal, allowing the applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to meet with the applicant to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.



Dale Milburn

Executive Director – PLACE

Date: 6 August 2026

IMPORTANT NOTES FOR YOUR ATTENTION:

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.
- As this is a decision to refuse planning permission for a householder 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.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. 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.