



Knowsley Council

**REGENERATION AND ECONOMIC
DEVELOPMENT DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

REFUSAL OF PLANNING PERMISSION

Application No: 22/00414/FUL

Name and address of applicant

Mr Jeffrey Thompson
767 Knowsley Lane
Knowsley
L34 9EE

Name and address of agent

Date of Receipt: 1 July 2022

Date Valid: 6 July 2022

Address/Location Of Development

767 Knowsley Lane
Knowsley
L34 9EE

Nature And Particulars Of Application

RETROSPECTIVE APPLICATION - RETENTION OF FRONT BOUNDARY FENCING
AND GATES

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 fence by virtue of its height, siting, design and long-range visibility forms an incongruous feature within the street scene, adjacent to a principal route into Knowsley Village. The development would constitute poor design and result in an irregular and unsatisfactory form of development, which would appear out of keeping and incongruous within the street scene and, therefore, results in demonstrable harm to the character of the host property and wider area.

As such, the proposal would be contrary to the National Planning Policy Framework, Policies SD1, CS2 and CS19 of the adopted Knowsley Local Plan Core Strategy (adopted 2016) and Saved Policy H8 of the Knowsley Replacement Unitary Development Plan (adopted June 2006) and the Householder Developments SPD.

2. The fence by virtue of its height, siting, design, external appearance and long range of visibility, forms an incongruous feature within the street scene, adjacent to a principal route into the Borough and would be unduly detrimental to highway safety.

As such, the proposal would be contrary to Government advice set out in the National Planning Policy Framework, and Policy CS7 of the Knowsley Local Plan Core Strategy (adopted 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 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.



Executive Director - Regeneration and Economic Development

Date: 5 October 2022

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.
- 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.