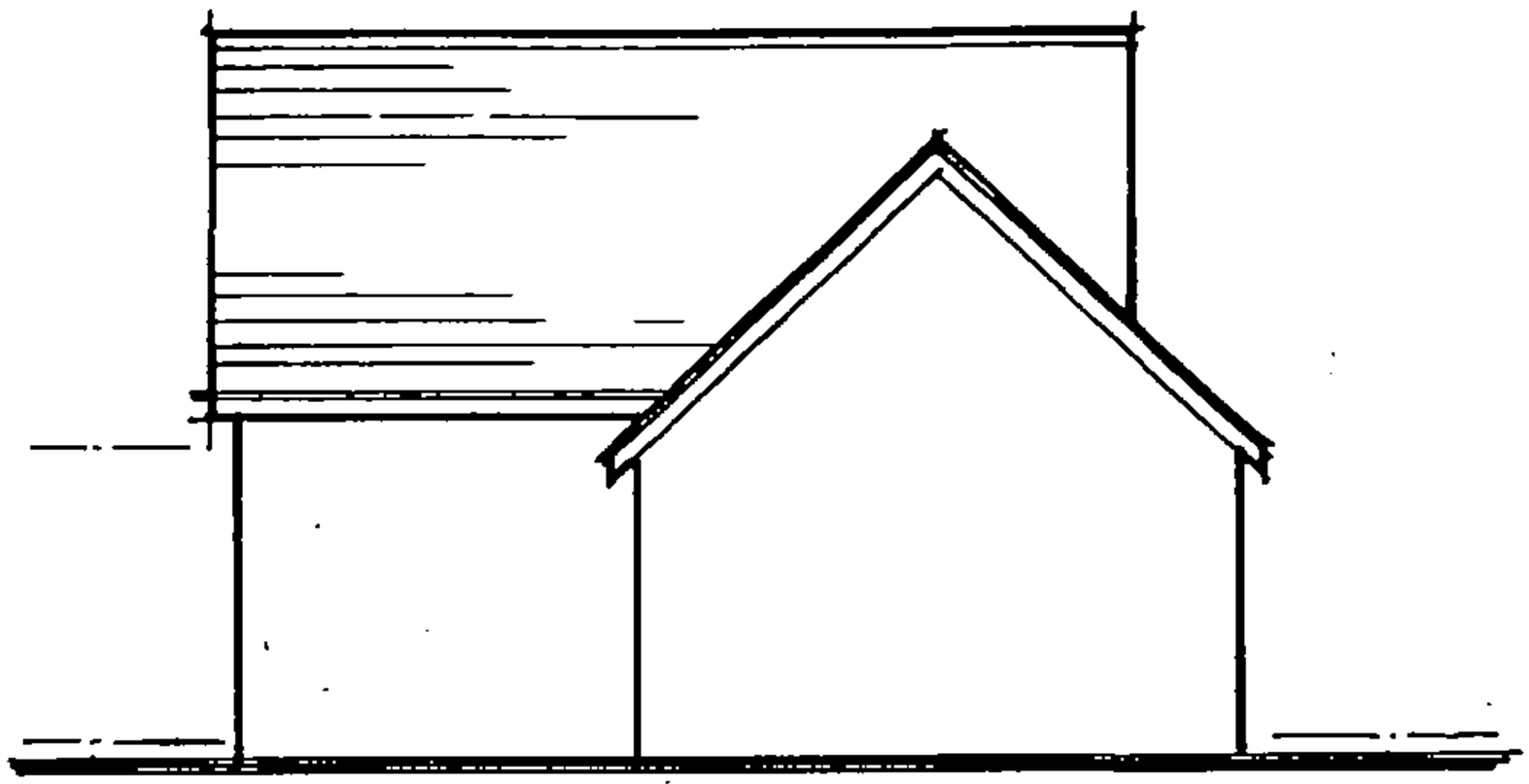
I would suggest that when you have considered the enclosed you contact me on 0151 443 2395 to discuss the matter further.

Yours sincerely

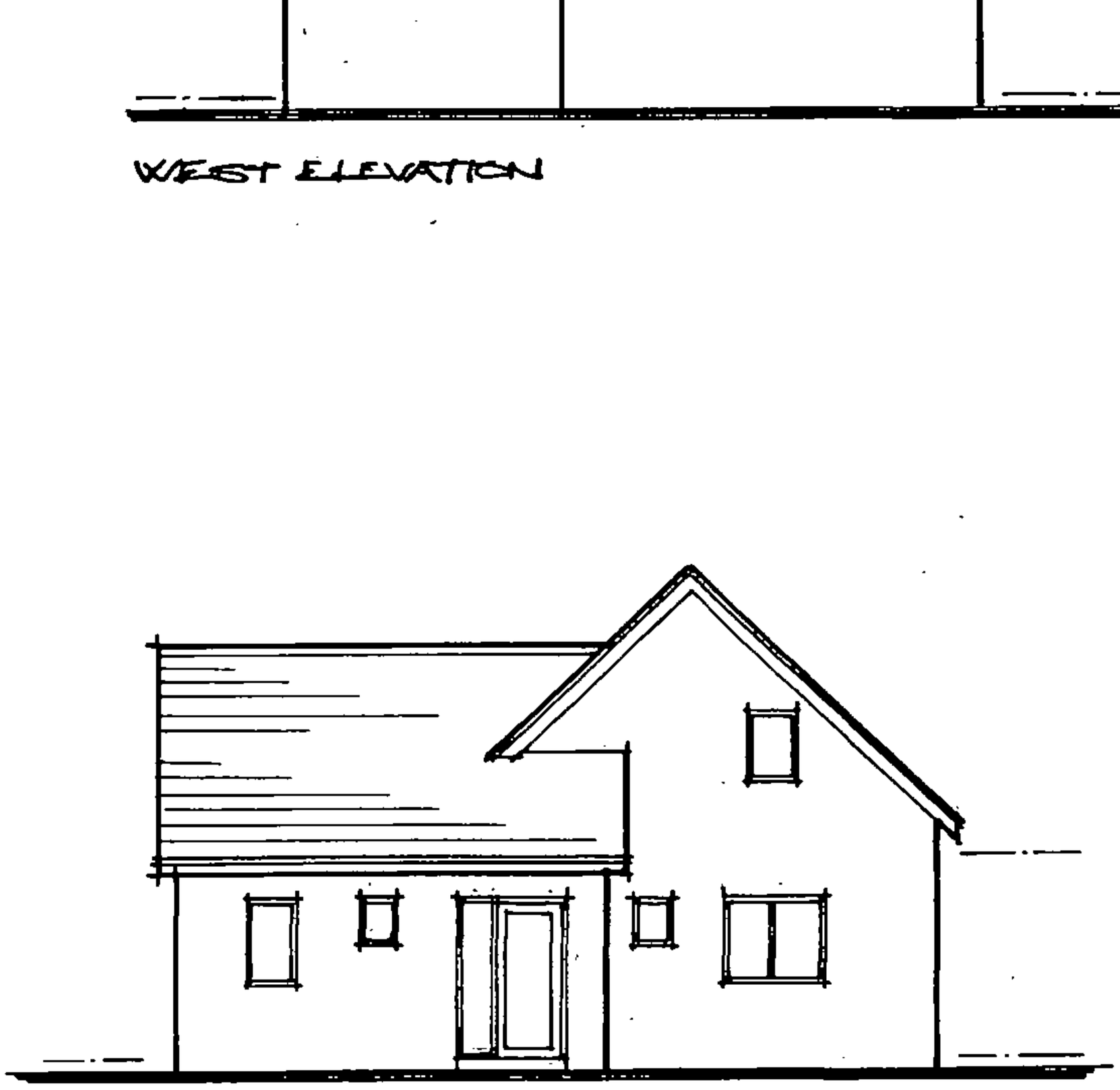
M. Wishart

MAXINE WISHART
Planner

dst
(62willis)



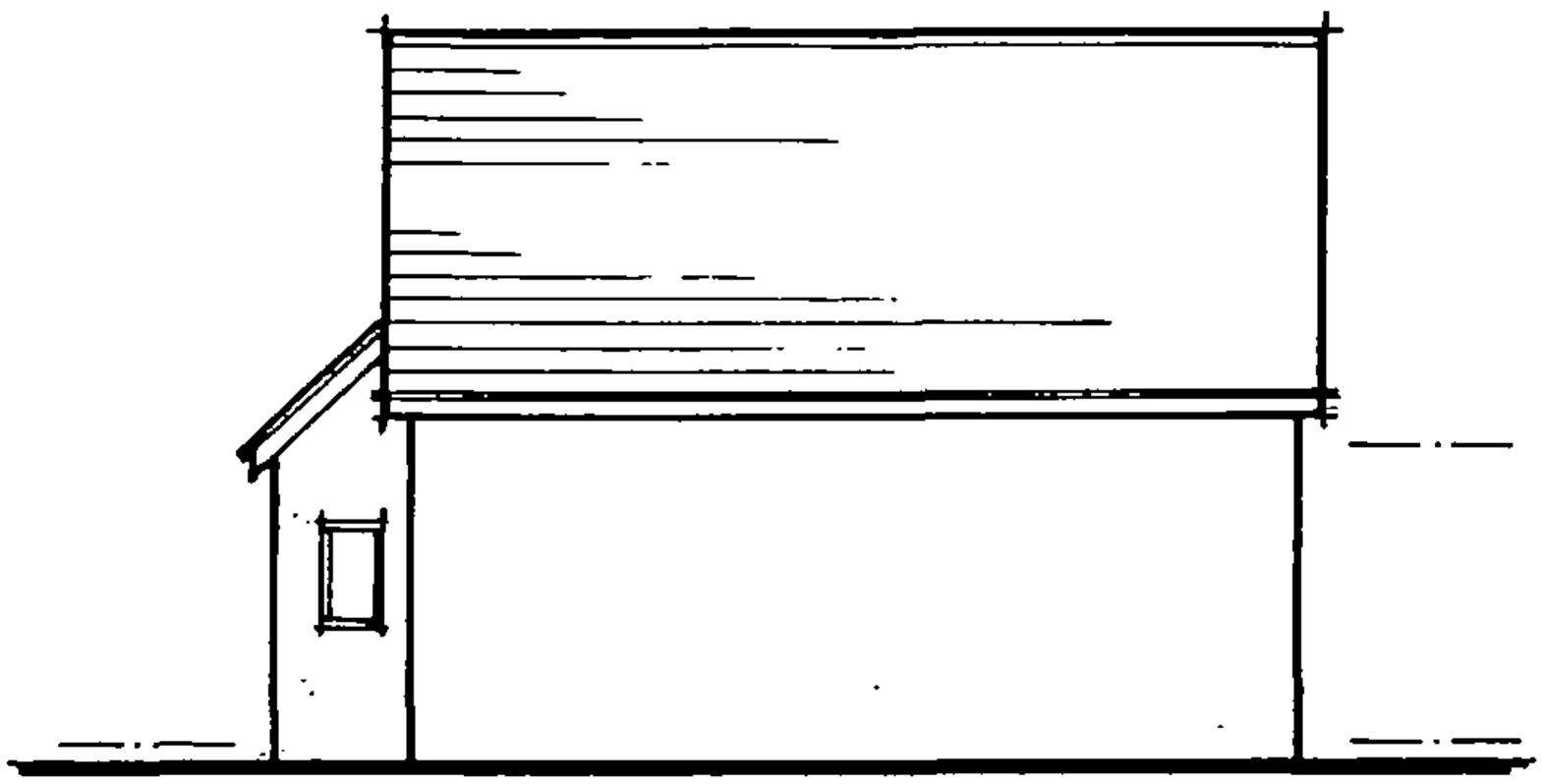
WEST ELEVATION



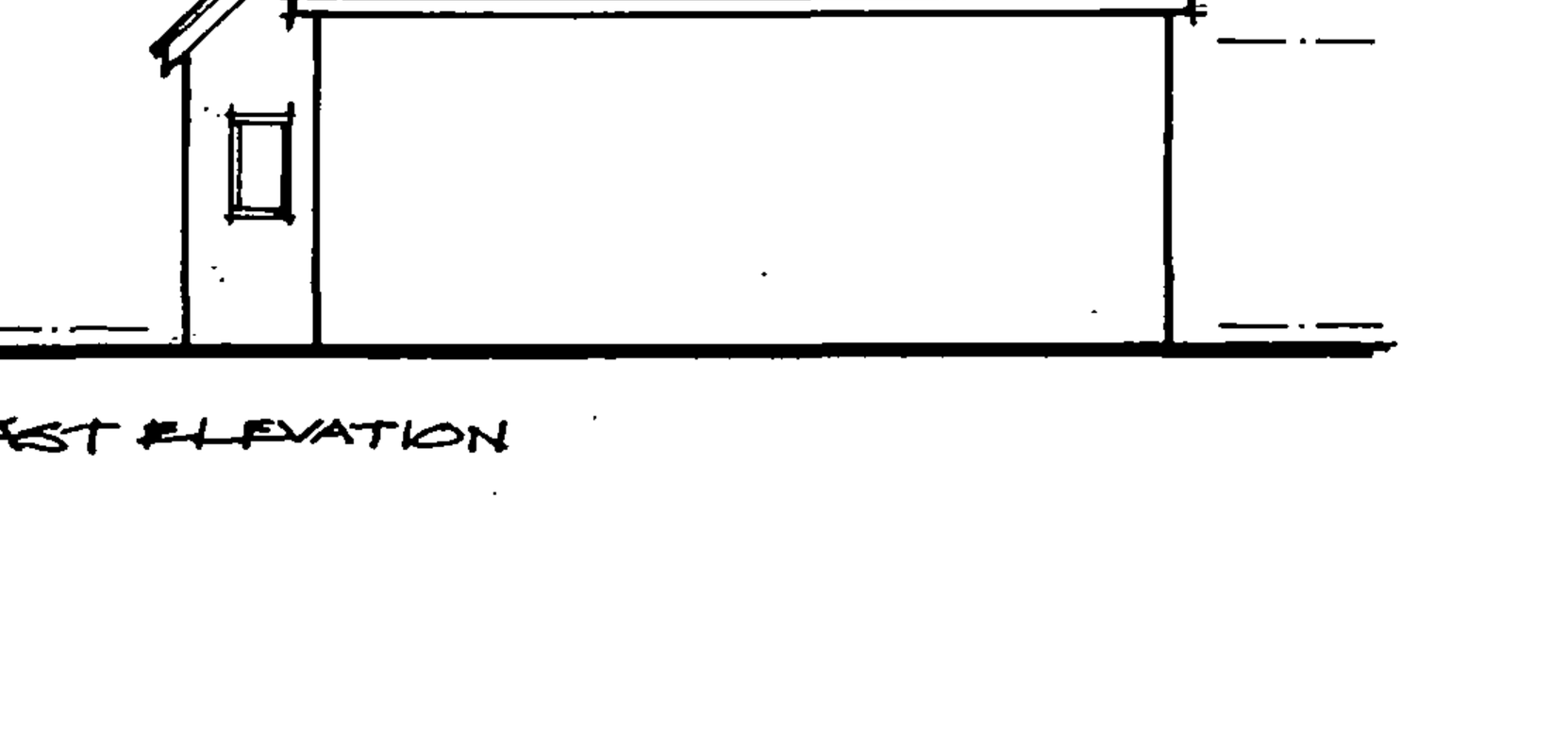
SOUTH ELEVATION

ADVISORY DRAWING..
60-62 WILLIS LANE, WHISTON

R. RYDER. KNOWSLEY MBC - NOV '00 SCALE 1:100



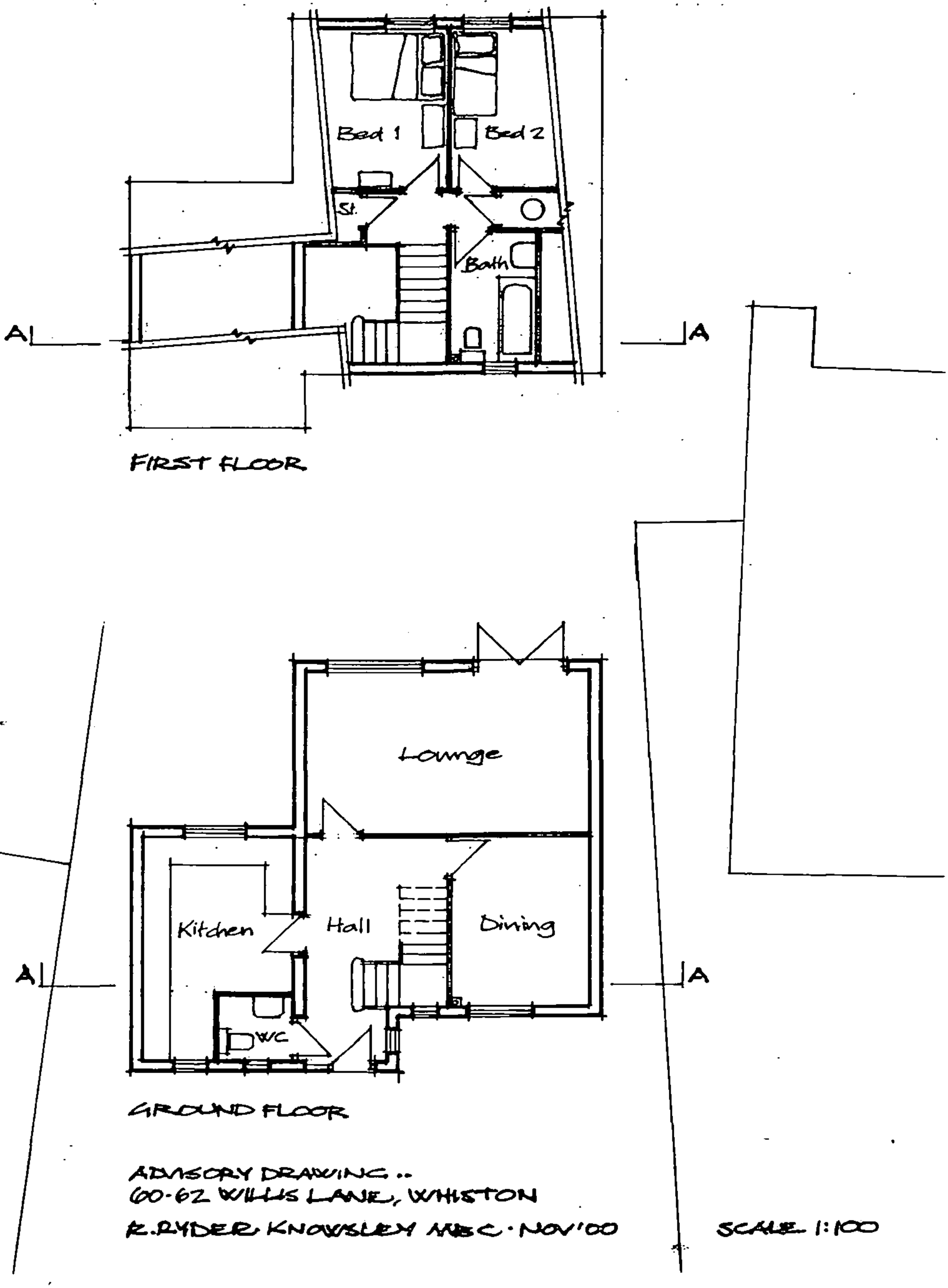
EAST ELEVATION



NORTH ELEVATION

ADVISORY DRAWING..
60-62 WILLIS LANE, WHISTON

R. RYDER: KNOWSLEY MBC · NOV '00 SCALE 1:100



ADVISORY DRAWING ..
60-62 WILLIS LANE, WHISTON

R. RYDER KNOWSLEY MBC · NOV '00

SCALE 1:100

rear garden

2A

64

58

NORTH

retained conifers:
others to be removed

tarmacadam drive

boundary
to be agreed

WILLIS LANE

ADVISORY DRAWING · 60-62 WILLIS LANE, WHISTON
R·RYDER · KNOWSLEY MBC · NOV '00 · SCALE 1:100

Appendix 3

Knowsley Council

Department of Planning and Development
Deputy Chief Executive & Director of Planning and Development
Graham Smith B Sc Dip MS C Eng MICE MIHT

Williams Planning and Building Design Services
45-47 Townsend Avenue
Liverpool
L11 8NA

Our Ref: 00/00171/FUL

Date: 31 July 2001

Dear Brian,

TOWN AND COUNTRY PLANNING ACT 1990
ERECTION OF DWELLING, LAND AT 60-62 WILLIS LANE, WHISTON, KNOWSLEY, MERSEYSIDE.

I refer to the above, and to your subsequent letters and apologise for the delay in responding. After giving the amended plans a great deal of consideration and having discussed the application in detail with Colin Williams, Development Control Manager, it is felt that we need to bring this application to a decision rapidly. Having assessed the amended plans the major issues that I would highlight are as follows:

- Amended plans now show a two-storey dwelling whereas the original proposal was for a dormer bungalow and likewise so were the advisory drawings.

- The ridge height of the gable is now shown at 4.5 metres whereas it was shown as 3 metres on advisory drawing. In addition the roof pitch of amended drawings is shown at 25^0 this was approximately 47^0 on advisory drawings and the roof to the main gable shown at 8m whereas the advisory drawings showed this at 7.6 m. It is felt that this would therefore have a far greater impact and would seriously detract from the amenities of adjacent occupiers given that the siting of the building could not meet with the spacing requirements set out in the UDP for main rear elevations to flank walls. In addition, the massing of the building would result in an overly dominant building on this small plot, thus detracting form the street scene.

- Garage indicated is too small to be acceptable size for garage (UDP standards 6m long by 2.7 m wide). Therefore, 2 no. parking spaces would need to be provided within the curtilage. This would require the rearrangement of the front layout to provide 2 spaces @ 2.4m wide by 4.8 m long. In addition, Highways would like to see a 1.8 m wide footway along Willis Lane. The 2 no. spaces together with the footway could be

Contd.....

Head of Planning Services Jill Wilson BA MRTPI
P O Box 26 Yorkon Buildings Archway Road Huyton Knowsley Merseyside L36 9FB
Tel 0151 443 2303 Minicom 0151 443 3401 Fax 0151 443 2370
E-mail: planning.DPD@Knowsley.gov.uk

Registered to
BS EN ISO9001
Certificate Nr. FS33235

makeitmerseyside.org

INVESTOR IN PEOPLE

achieved to the front of the dwelling as indicated on the amended plans and the necessary visibility splay of 2.4m x 40 m co-extensive with the site frontage.

Given the above and after careful consideration, I consider that the application as amended would still not be acceptable on this site. In order to bring this situation to a close, I propose to put the application forward with a recommendation for refusal this Friday. I understand that at the time of writing you are away on holiday, however, I have also e-mailed you in order that you may have the opportunity to respond before the application is considered.

If you require any further information please contact me on 0151 443 2395.

Yours faithfully

M. Wishart

MAXINE WISHART
Planner

Appendix 4


WILLIS CLOSE
WILLIS LANE
Path (um)
LONG HEY
HALTON HEY
BANNER HEY
BISHOP DRIVE
COALGATE LANE
Saundene

Appendix 5