



Knowsley Council

**REGENERATION AND ECONOMIC
DEVELOPMENT DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

REFUSAL OF PLANNING PERMISSION

Application No: 23/02707/FUL

Name and address of applicant

Mr Stuart Thompson
1E Cranleigh Road
Gateacre
Liverpool
L25 2RP

Name and address of agent

McGovern Architectural Design
1E Cranleigh Road
Gateacre
Liverpool
L252RP

Date of Receipt: 11 October 2023

Date Valid: 13 October 2023

Address/Location Of Development

Land Adjacent To
35 Haweswater Close
Tower Hill
Kirkby
Knowsley
L33 2DJ

Nature And Particulars Of Application

ERECTION OF 4NO SEMI-DETACHED DWELLINGS WITH ASSOCIATED WORKS

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 position of plot 1 and associated boundary treatment would, due to its siting, close proximity to 28 Purbeck Road, massing and overbearing impact be detrimental to the amenity of the occupier of 28 Purbeck Road. This would be contrary to Knowsley Local Plan Policy CS19 (adopted January 2016) Knowsley Replacement Unitary Development Plan Saved Policy H5 (June 2006) and guidance in the New Residential Development (September 2018) and Householder Development (June 2016) Supplementary Planning Documents.
2. The proposed development would result in the frontage of the site adjacent to Bank Lane being enclosed with boundary treatments thereby creating an incongruous feature in the street scene. In addition, the proposed development would jar with the

existing dwellings to the west, creating a very uncomfortable relationship and would be completely out of context with any of the existing building lines in the immediate area. The proposal would also result in the loss of 4 mature trees. As such the proposal would be detrimental to the street scene and amenity & character of the surrounding area and would be contrary to Knowsley Local Plan Policy CS19 (adopted January 2016) Saved Knowsley Replacement Unitary Development Plan Policies H5 & DQ4 (June 2006) and guidance in the New Residential Development (September 2018) and Design Quality in New Development (January 2016) Supplementary Planning Documents and paragraphs 131, 135 and 139 of the National Planning Policy Framework (NPPF) 2023.

3. The proposed design of the gable elevation to plot 4 together with the proposed boundary treatments would, due to their overall design in prominent positions and proposed materials be detrimental to the street scene and the character of the area. As such the proposal would be contrary to Knowsley Local Plan Policy CS19 (adopted January 2016) Saved Knowsley Replacement Unitary Development Plan Policy H5 (June 2006) and guidance in the New Residential Development Supplementary Planning Document (September 2018) and paragraphs 131, 135 and 139 of the National Planning Policy Framework (NPPF) 2023.
4. The proposed development due to the shortfall in car parking spaces, substandard car park space dimensions, lack of natural surveillance for proposed parking for plot 1 and parking spaces to plots 1 and 3 resulting in pedestrian safety issues would be detrimental to highway safety contrary to Knowsley Local Plan Policy CS7, Saved Knowsley Replacement Unitary Development Plan Policy H5 (June 2006) and guidance in paragraphs 114 & 115 of the National Planning Policy Framework (NPPF) 2023 and Ensuring a Choice of Travel (September 2010) Supplementary Planning Document.

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.

Executive Director - Regeneration and Economic Development

Date: 11 January 2024

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.
- 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/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.