



Knowsley Council

**REGENERATION AND ECONOMIC
DEVELOPMENT DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

REFUSAL OF PLANNING PERMISSION

Application No: 24/00547/FUL

Name and address of applicant

Mr White
44 Holly Bank Avenue
Roby
Knowsley
L14 7AB

Name and address of agent

Robert Parle
222 Thomas Drive
Liverpool
L14 3LF

Date of Receipt: 11 October 2024

Date Valid: 11 October 2024

Address/Location Of Development

**44 Holly Bank Avenue
Roby
Knowsley
L14 7AB**

Nature And Particulars Of Application

ERECTION OF A SINGLE STOREY SIDE EXTENSION TOGETHER WITH LOFT
CONVERSION WITH ERECTION OF SIDE DORMER EXTENSION

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 dormer by virtue of its location, form, mass and scale would be overly dominant with regards the existing roof, out of character with the existing house, cause an imbalance to the appearance of the house and be incongruous in the street scene. The proposed development would be detrimental to the visual amenity and character of the local area, creating a discordant jarring feature on the house and within the street scene detrimental to the visual amenities of the residential area. The proposal is consequently contrary to Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan adopted June 2006, together with the adopted Householder Development SPD.

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 discussing those with the applicant. Unfortunately, it has not been possible to resolve those matters within the timescale allocated for the determination of this planning application. However, the Local Planning Authority has clearly set out, within its report, the steps necessary to remedy the harm identified within the reason(s) for refusal - which may lead to the submission of a more acceptable proposal in the future. The Local Planning Authority is willing to provide pre-application advice in respect of any future application for a revised development.



Executive Director - Regeneration and Economic Development

Date: 6 December 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.
- 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.