



Knowsley Council

**REGENERATION AND ECONOMIC
DEVELOPMENT DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

REFUSAL OF PLANNING PERMISSION

Application No: 21/00576/FUL

Name and address of applicant

Mr James Tindale
8 Sedum Grove
Tower Hill
Kirkby
L33 1SX

Name and address of agent

Date of Receipt: 12 July 2021

Date Valid: 13 September 2021

Address/Location Of Development

8 Sedum Grove
Tower Hill
Kirkby
L33 1SX

Nature And Particulars Of Application

ERECTION OF DETACHED GARAGE TO THE REAR OF DWELLING
(RETROSPECTIVE)

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 garage by virtue of its size and mass is overdevelopment leaving insufficient private amenity space for the occupiers of the dwelling and due to its size and location has an unacceptable impact on the visual outlook of the occupiers of the dwelling. The application is therefore contrary to the National Planning Policy Framework, Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and saved Policy H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.
2. The garage by virtue of its size, mass and proximity to neighbouring properties has a detrimental impact on the visual outlook of the occupiers of the neighbouring properties at 6 Sedum Grove and 11 Hosta Close. The application is therefore contrary to the National Planning Policy Framework, Policies CS2 and CS19 of the

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. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason for the refusal, approval has not been possible.



Executive Director - Regeneration and Economic Development

Date: 3 November 2021

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.