



Knowsley Council

**REGENERATION AND ECONOMIC
DEVELOPMENT DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

REFUSAL OF PLANNING PERMISSION

Application No: 25/00651/FUL

Name and address of applicant

Mrs Sarah Ravenscroft
Red House Farm Prescott Road
Cronton
Knowsley
WA8 5PS

Name and address of agent

Baltik Architecture
Studio M
49 Jamaica Street
Liverpool
L1 0AH

Date of Receipt: 2 December 2025

Date Valid: 2 February 2026

Address/Location Of Development

**Red House Farm
Prescot Road
Cronton
Knowsley
WA8 5PS**

Nature And Particulars Of Application

DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF A NEW DWELLING

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 development site is located within the Green Belt as identified by the Knowsley Local Plan: Core Strategy (January 2016) and in the opinion of the local planning authority would result in a building that would be materially larger than the existing building which it would replace. In addition, the existing residential curtilage would encroach into the Green Belt where the use would adversely affect the openness and harm its visual amenity.

As such, the proposed development is considered to be inappropriate development that would harm the permanence and openness of the Green Belt. No very special circumstances have been demonstrated that would clearly outweigh the identified harm to the Green Belt. The development is therefore contrary to the National Planning Policy Framework (2024) Policy CS5 of the Knowsley Local Plan: Core

Strategy, adopted January 2016 and Saved Policy G7 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

2. The proposed development by virtue of its siting, excessive scale, height, bulk, massing and design would result in an overly dominant and incongruous form of development which would be out of character in the rural setting and harm the visual amenity of the area. The development is therefore contrary to the National Planning Policy Framework (2024), Policies CS2, CS5 and CS19 of the Knowsley Local plan: Core Strategy, adopted January 2016 and Policy G7 of the Replacement Unitary Development Plan, adopted June 2006 together with the Amended New Residential Development SPD (2018).

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.



Dale Milburn

Executive Director – PLACE

Date: 30 July 2026

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.