

From: Matthew McGovern <Mcgovern-architecturaldesign@hotmail.com>
Sent: 26 June 2023 13:07:13 UTC+00:00
To: "Osborne, Lee" <Lee.Osborne@knowsley.gov.uk>
Subject: RE: External Mail: RE: 22/00241/FUL - Manik, Kingsway, Prescott

Hi Lee,

Hope you are well. Apologies for lack of communication on my behalf, have had a few things to deal with as of late so juts picking back up on this application now. I have been going through comments and concerns raised and have made some adjustments to the design. I will endeavour to have all required information sent over as soon as possible. I have attended site and taken a spot level survey so I will also prepare some existing and proposed site sections to support drawings submitted.

Kindest Regards,

Matthew McGovern

Architect

BA (Hons), MArch, R.I.B.A

E: Mcgovern-architecturaldesign@hotmail.com

T: 07752060678

From: [Osborne, Lee](#)
Sent: 20 April 2023 14:39
To: [Matthew McGovern](#)
Subject: RE: External Mail: RE: 22/00241/FUL - Manik, Kingsway, Prescott
Importance: High

Hi Matthew

The design will need some working, and ground levels/sections (existing and proposed) will be required to help support the proposal; my manager has had a look at the current scheme, street view etc and has significant concerns with regards any development on the site. Some form of extension may be able to be fitted on the site but would need to be reduced in size; the design should reflect both the visibility from neighbours' dwellings and in the street scene, and ensure no loss of privacy/overlooking taking into account the land levels and the proximity of dwellings. The parking will also need to be addressed satisfactorily. What date do you wish the extension of time to?

Kind Regards

Lee Osborne

**Senior Planner
Planning**

Telephone: [0151 443 2395](tel:01514432395)

Knowsley Council , Huyton Library , Civic Way , Huyton , Knowsley , L36 9FB



From: Matthew McGovern <Mcgovern-architecturaldesign@hotmail.com>

Sent: 20 April 2023 14:09

To: Osborne, Lee <Lee.Osborne@knowsley.gov.uk>

Subject: External Mail: RE: 22/00241/FUL - Manik, Kingsway, Prescot

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Hi Lee,

Hope you well. Apologies for the late response, have juts been snowed under lately. Having discussed with my client and taken into account the comments made we would like to agree to EOT to take this back to the drawing board and with all hope resolve the issues concerned and noted previously and get the scheme to work in where it will be supported.

Hopefully we can arrange to the design changes to adhere to all concerns raised. I will be in touch if there are any further questions or we need to discuss anything further.

Kindest Regards,

Matthew McGovern

Architect

BA (Hons), MArch, R.I.B.A

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From: [Osborne, Lee](#)

Sent: 05 April 2023 17:10

To: [Matthew McGovern](#)

Cc: Johndillon1968@yahoo.co.uk

Subject: 22/00241/FUL - Manik, Kingsway, Prescot

Importance: High

Hi Matthew

I refer to the above application and the significant issues raised by the proposal which I noted in a previous email to yourself. The issues namely relate to the significant land levels of the site at the rear, the overlooking of the house(s) at the rear due in part to the level differences and the interface distances between the house and the proposed extension. In addition, there is the parking issues, and you will need to submit a transport statement to identify any nearby public car parking which could be utilised and put forward a robust case to allow the application given the lack of parking for the existing unit and the proposed extension. Furthermore, the proposed extension would be visible within the streetscene of the road at the rear particularly due to the levels and this should be borne in mind when designing up any revised proposal. Due to the significant changes in levels at the rear existing and proposed spot levels and sections will also be required to allow full assessment of the scheme as revised in relation to the houses at the rear, and the street scene of that road.

Please can you let me know when any revised scheme and additional information will be submitted and agree an extension of time to 21st May initially to enable the levels to be taken and the existing/proposed spot levels to be plotted together with the accompanying sections, draw up the revised scheme, draft the statement, and submit all. This will also allow for re-consultation and if necessary, the neighbours to be re-notified.

Thank you

Kind Regards

Lee

Lee Osborne

Senior Planner

Planning

Telephone: [0151 443 2395](tel:01514432395)

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