



Knowsley Council

**REGENERATION AND ECONOMIC
DEVELOPMENT DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

REFUSAL OF PLANNING PERMISSION

Application No: 22/00710/FUL

Name and address of applicant

Miss Linda Marsden
35 Abbotsbury Way
Liverpool
L12 0PF

Name and address of agent

McGovern Architectural Design
1E Cranleigh Road
Gateacre
Liverpool
Liverpool
L25 2RP
United Kingdom

Date of Receipt: 14 November 2022

Date Valid: 14 November 2022

Address/Location Of Development

Land To The Rear Of 113 Tarbock Road
Huyton
Knowsley
L36 5TE

Nature And Particulars Of Application

ERECTION OF 1NO. DETACHED DWELLING (RETROSPECTIVE APPLICATION FOR CHANGES MADE DURING THE CONSTRUCTION PHASE TO PREVIOUSLY APPROVED APPLICATION 20/00282/REM PURSUANT TO OUTLINE PERMISSION 18/00530/OUT)

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 proposal fails to provide sufficient parking or demonstrate that safe and secure access to the site can be achieved and it is likely that parking associated with the property would take place on Tarbock Road which is a designated cycle route or in adjacent side roads to the detriment of highway safety and general amenity. As a result, the application is considered to lead to significant harm to highway safety and amenity and the application is contrary to NPPF paras 115,116 and Core Strategy Policies CS2, CS3, CS7 and CS19.

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.

A handwritten signature in black ink, appearing to read 'Dubon', is positioned below the text paragraph.

Executive Director - Regeneration and Economic Development

Date: 16 May 2025

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.