



Knowsley Council

**REGENERATION AND ECONOMIC
DEVELOPMENT DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

REFUSAL OF PLANNING PERMISSION

Application No: 24/00311/FUL

Name and address of applicant

Mr Chris O'Hare
222 Knowsley Lane
Huyton
Knowsley
L34 4AH

Name and address of agent

Smudger Architecture
21 Chetwynd Street
Liverpool
L17 7AJ

Date of Receipt: 11 June 2024

Date Valid: 14 June 2024

Address/Location Of Development

**222 Knowsley Lane
Huyton
Knowsley
L34 4AH**

Nature And Particulars Of Application

ERECTION OF A DOUBLE GARAGE AT THE FRONT OF EXISTING PROPERTY

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 would be detrimental to the visual amenity and character of the original dwelling and the wider street scene. It would result in an insubordinate and unsympathetic outbuilding in an unsuitable location which would be harmful by means of scale, form, massing, layout and alignment. The proposal would result in an unduly dominant structure and feature a harmful design. The proposed development is contrary to CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, the Householder Development SPD, adopted 2016 and the NPPF (Paragraph 135).
2. The proposed development due to its scale, form, mass, siting and design would result in an adverse effect on the setting of a Listed Building as the proposal would compete visually with the Listed Building and detract from its setting. As such the

proposal would be contrary to CS2, CS19, CS20 of the Knowsley Local Plan Core Strategy, adopted January 2016, the NPPF (Paragraph 205) and s66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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: 30 October 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.