



Knowsley Council

**REGENERATION AND ECONOMIC
DEVELOPMENT DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

REFUSAL OF PLANNING PERMISSION

Application No: 24/00551/FUL

Name and address of applicant

St Helens Windows
31 Cronton Avenue
Whiston
Knowsley
L353SH

Name and address of agent

St Helens Windows
Unit 1A East Side Industrial Estate
Jackson Street
St Helens
WA9 3AS

Date of Receipt: 11 October 2024

Date Valid: 27 February 2025

Address/Location Of Development

**31 Cronton Avenue
Whiston
Knowsley
L35 3SH**

Nature And Particulars Of Application

ERECTION OF A FRONT CONSERVATORY

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. By virtue of its scale and location to the front of the dwelling the proposed conservatory would appear incongruous and over-dominant within the plot and would be an unsympathetic addition to the host dwelling. In addition, the development would appear overly dominant and have an overbearing impact to the detriment of the residential amenity of surrounding neighbours. The proposal is therefore contrary to the NPPF, Saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and the Householder Development SPD (2016).

ARTICLE 35 STATEMENT

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

A handwritten signature in black ink, appearing to read 'D. Gibson', is written over a horizontal line.

Executive Director - Regeneration and Economic Development

Date: 11 April 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.
- 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.