



Mr & Mrs Tom Horrigan
c/o Mr Duncan Mercer - Concise Architectural
Design Services
Unit 3, Wilco House
Church Street
Leigh
WN7 1AZ

Our Ref: 22/00158/PDE

Date: 3 May 2022

Dear Sir/Madam

Address of the Proposed Development:

4 Corncroft Road, Knowsley, Knowsley, L34 0HR

Description of the Proposed Development:

ERECTION OF A SINGLE STOREY REAR EXTENSION

MAXIMUM DEPTH FROM ORIGINAL REAR WALL: 5.00 METRES

MAXIMUM HEIGHT: 3.30 METRES

HEIGHT OF EAVES: 2.50 METRES

Knowsley Metropolitan Borough Council, as local planning authority, hereby confirm that their prior approval required and refused under Class A of the Town and Country Planning (General Permitted Development) Order 2015 as amended for the following reasons:-.

Reason for refusal:

1. The extension would project beyond a side wall of the original house (the outrigger) and would have a width of greater than half the house. Therefore, the extension is contrary to Schedule 2, Part 1, Class J (III) of the General Permitted Development Order 2015 (As amended).
2. The Extension would cause significant loss of light and outlook to the living room of Number 2 Corncroft Road to the detriment of their amenity. The proposal is therefore contrary to Core Strategy Policy CS19, NPPF para 130, and the Householder Development SPD.

Information that the Developer Provided to the Local Planning Authority:

Reference No. on Plan/Report	Version No.
2144-01	Rev P1
2144-02	Rev P2
2144-03	Rev P1

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, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990 as amended.

If you want to appeal, you must do so within **twelve weeks** of the date of this notice, using a form which you can obtain from <http://www.planningportal.gov.uk/planning/appeals> or by email from enquiries@pins.gsi.gov.uk or by phoning 0303 444 5000.

You must send one copy of the completed form to dcsubmissions@knowsley.gov.uk or Technical Support, Planning Services, Knowsley MBC, PO Box 26, Archway Road, Huyton, Knowsley, L36 9YU as well as to the Planning Inspectorate at the address on the form.

If you require any further information please contact Andrew Hunt on 0151 443 2204.

Yours faithfully

Dale Milburn
Executive Director - Regeneration and Economic Development