



Knowsley Council

**REGENERATION AND ECONOMIC
DEVELOPMENT DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

REFUSAL OF PLANNING PERMISSION

Application No: 25/00362/FUL

Name and address of applicant

Mr Steve Davies
5 Bradfield Road
Roby
Knowsley
L14 7AQ

Name and address of agent

Conway Architectural Design
6 Conway Close
Middleton
Manchester
M24 1EW

Date of Receipt: 9 June 2025

Date Valid: 25 September 2025

Address/Location Of Development

5 Bradfield Road
Roby
Knowsley
L14 7AQ

Nature And Particulars Of Application

REMOVAL OF CONDITION 5 (PARKING) ATTACHED TO PLANNING PERMISSION 22/00765/FUL (ERECTION OF DETACHED GARAGE / STORAGE BUILDING AND CONVERSION OF GARAGE TO HABITABLE ROOM) TO ALLOW FOR REDUCTION OF PARKING SPACES

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:-

0. Condition 5 on permission 22/00765/FUL sought to replace the garage parking space with a third driveway parking space. This condition was deemed necessary to make the conversion of the garage acceptable and the condition was accepted by the applicant. The replacement parking space was attached to mitigate adverse impacts of on-street parking and subsequent residential amenities. The proposal would continue to result in relocation and displacement of cars onto the public highway, generating higher levels of off-street parking. The direct consequences include either restriction to the use of the turning head by larger vehicles and creating obstructions for access and egress of the occupiers of the properties of No's 12 and 14 Bradfield

Road. The application would exacerbate existing highway safety risks to the detriment of the satisfactory function of the highway generally and continue to result in indiscriminate parking due to heightened levels of off-street parking. Consequently, the proposal is contrary to the National Planning Policy Framework (2024), Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016, Saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, the Householder Development SPD (2016) and the Ensuring a Choice of Travel SPD (2010).

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: 23 October 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.