



**Knowsley Council**

**REGENERATION AND ECONOMIC  
DEVELOPMENT DEPARTMENT**

**TOWN AND COUNTRY PLANNING ACT 1990**

## **REFUSAL OF PLANNING PERMISSION**

**Application No: 26/00100/FUL**

**Name and address of applicant**

Dr Araz Athar  
Denbigh Pex Hill  
Cronton  
Knowsley  
WA8 5QN

**Name and address of agent**

Wake Morley Architects Ltd  
Wake Morley Architects Ltd  
1 Dunford Road  
Holmfirth  
HD9 2DP

**Date of Receipt:** 9 March 2026

**Date Valid:** 19 March 2026

**Address/Location Of Development**

Denbigh  
Pex Hill  
Cronton  
Knowsley  
WA8 5QN

**Nature And Particulars Of Application**

ERECTION OF 1NO. OUTBUILDING TO FORM A GARAGE AND A SENSORY ROOM.

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 is located within the Green Belt where there is a presumption against inappropriate development and where development will only be allowed if it is for an appropriate purpose or where special circumstances can be demonstrated. The applicant has failed to demonstrate that there are any such special circumstances to permit the type and scale of development proposed and as such the development is contrary to Government advice contained in paragraphs 153 and 154 of the NPPF , Policy CS5 of the Knowsley Local Plan Core Strategy and saved Policies G7 and H8 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

## **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 'D. [unclear]', is positioned above the title of the Executive Director.

**Executive Director - Regeneration and Economic Development**

**Date: 14 August 2026**

## **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.