



Knowsley Council

**REGENERATION AND ECONOMIC
DEVELOPMENT DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 192
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) ORDER 2015
(AS AMENDED)

**REFUSAL OF CERTIFICATE OF LAWFUL USE OR
DEVELOPMENT**

Application No: 23/02813/CLD

Name and address of applicant

Mr Darrin Addams
Alderley Water Lane
Tarbock Green
Knowsley
L35 1RE

Name and address of agent

Mr Derry O'Driscoll
2 Paddocks Close
Upper Lighthorne
Leamington Spa
CV338AZ

Date of Receipt: 30 November 2023

Date Valid: 19 December 2023

FIRST SCHEDULE

CONSTRUCTION OF BUILDING FOR GARAGE SPACE AND SPACE INCIDENTAL TO ENJOYMENT
OF THE DWELLINGHOUSE

SECOND SCHEDULE

Alderley, Water Lane, Tarbock Green, Knowsley, L35 1RE

In pursuance of their powers under the above mentioned Act and Order, Knowsley Metropolitan Borough Council as local planning authority HEREBY REFUSE your application, dated 30 November 2023, for a certificate of lawful use or development under Section 192 of the Act, for the development described in the First Schedule to this Certificate in respect of the land specified in the Second Schedule to this Certificate.

The grounds for the Council's decision are as follows: -

1. The proposed outbuilding fails to demonstrate that as a matter of fact and degree, due to its size and intended uses that it would be genuinely subordinate and reasonably required for purposes incidental to the enjoyment of the dwellinghouse. As such it does not constitute 'Permitted Development' under Schedule 2, Part 1, Class E of the Town and Country (General Permitted Development) Order 1025 (as amended) and a lawful development certificate should be refused.

Executive Director - Regeneration and Economic Development

On Behalf of: Knowsley Metropolitan Borough Council

Date: 20 March 2024

Notes

1. If you are aggrieved by the decision of the Council to refuse an application for a certificate under sections 191 or 192 of the Town and Country Planning Act 1990 (as amended) or to refuse it in part you may appeal to the Secretary of State under Section 195 of the Act (as amended).
2. Notice of appeal must be given in writing to the Planning Inspectorate, PO Box 326, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS99 7XF. Copies of all relevant documents, including the application, the notice of decision and all plans, drawings and correspondence must be supplied to the Secretary of State.
3. You are advised to consult the brief official guide to applications and appeals, published by the Department of Communities and Local Government, which is available at <http://www.communities.gov.uk/documents/planningandbuilding/pdf/developmentcertificates.pdf>