



Knowsley Council

**REGENERATION AND ECONOMIC
DEVELOPMENT DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

REFUSAL OF PLANNING PERMISSION

Application No: 22/00029/FUL

Name and address of applicant

Mr Arnas Guiga
5 Blacksmith Place
Halewood
L25 9LS

Name and address of agent

BARR Architecture LTD
1 Willow Court
Weller Way
Liverpool
L8 4XX

Date of Receipt: 15 January 2022

Date Valid: 1 February 2022

Address/Location Of Development

**5 Blacksmith Place
Halewood
L25 9LS**

Nature And Particulars Of Application

ERECTION OF A SINGLE STOREY REAR EXTENSION TOGETHER WITH THE
ERECTION OF A TWO STOREY SIDE EXTENSION WITH FRONT CANOPY

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 by reason of its siting and design in close proximity to the highway would form an incongruous and alien design feature within the street scene which would fail to preserve or enhance the appearance of the area generally.

As such the proposal would be contrary to the National Planning Policy Framework, 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 Supplementary Planning Document (2016).

2. The proposed development would result in the loss of all in-curtilage car parking currently provided on the site with the result that vehicles would be forced to park on the surrounding highway to the detriment of highway safety; the convenience of other users of the highway as well as the safe manoeuvring of the Council's refuse/

recycling collection vehicles and the general amenity of the area due to the inconvenience of on street parking.

As such the development is contrary to the National Planning Policy Framework, Saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted June 2006. Policies CS2, CS7 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016, the Householder Development Supplementary Planning Document (2016) and the Ensuring a Choice of Travel Supplementary Planning Document (2010).

3. The proposed extension to the rear would, by reason of its depth and juxtaposition with the neighbouring property, result in an imposing development which would be detrimental to the amenities of the occupiers of the adjoining dwelling, No. 6 Blacksmith Place, due to the loss of light and overbearing impact.

As such the proposal would be contrary to Policies CS2, CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policy 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.



Executive Director - Regeneration and Economic Development

Date: 14 October 2022

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.