



Knowsley Council

Mr Adam Donald
38 Wellcroft Road
Huyton
Knowsley
L36 7TB

Our Ref: 25/00360/PDE

Date: 14 July 2025

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015
(AS AMENDED) – SCHEDULE 2,**

Address of the Proposed Development:

38 Wellcroft Road, Huyton, Knowsley, L36 7TB

Description of the Proposed Development:

PRIOR APPROVAL FOR THE ERECTION OF A SINGLE STOREY REAR EXTENSION

MAXIMUM DEPTH FROM ORIGINAL REAR WALL: 4.00 METRES

MAXIMUM HEIGHT: 3.75 METRES

HEIGHT OF EAVES: 3.00 METRES

Knowsley Metropolitan Borough Council, as local planning authority, hereby confirm that their prior approval is required and granted under Schedule 2, of the Town and Country Planning (General Permitted Development) Order 2015 as amended.

In accordance with the Town and Country Planning (General Permitted Development) Order 2015, development under is permitted subject to the following condition(s):-

Important Information

The development must be carried out in accordance with the details provided in the application, unless the local planning authority and the developer agree otherwise in writing.

Information that the Developer Provided to the Local Planning Authority:

- 1 The following Plans are approved
 - a. Proposed Floor Plans - Rev A - (received 05/06/2025).
 - b. Proposed Elevations - (received 05/06/2025).
 - c. Ground Floor Setting Out - Rev A (received 05/06/2025).
 - b. Location Plan - (received 05/06/2025).

Reason: For the avoidance of doubt.

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'Dale Milburn'. The signature is fluid and cursive, with a large initial 'D'.

Dale Milburn
Executive Director - Regeneration and Economic Development