



Knowsley Council

**REGENERATION AND ECONOMIC
DEVELOPMENT DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

REFUSAL OF PLANNING PERMISSION

Application No: 24/00220/FUL

Name and address of applicant

Mr Peter Wilson
16 Deerbolt Crescent
Kirkby Park
Kirkby
Knowsley
L32 2BE

Name and address of agent

Date of Receipt: 29 April 2024

Date Valid: 3 May 2024

Address/Location Of Development

16 Deerbolt Crescent
Kirkby Park
Kirkby
Knowsley
L32 2BE

Nature And Particulars Of Application

ERECTION OF FIRST-FLOOR EXTENSION AND RAISED EAVES AND RIDGELINE OF EXISTING DWELLING, TOGETHER WITH THE ERECTION OF SINGLE STOREY SIDE (INFILL) EXTENSION AND INSTALLATION OF 3. NO SIDE DORMER EXTENSIONS AND 1. NO FRONT DORMER EXTENSION.

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 would be detrimental to the visual amenity and character of the local area. It would result in an insubordinate and unsympathetic addition, that would be out of scale to the original dwelling and would cause adverse harm to the vernacular of the area. The proposal would display dormers, which particularly would appear incongruous and out of character with the wider area. The overall design would appear severely prominent and out of place in the street scene. The proposal is contrary to the NPPF, Saved Policies H5 & H8 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, as well as Policies CS2 and CS19 of the

Knowsley Local Plan Core Strategy, adopted January 2016 and the Householder Development SPD.

2. The proposed development would result in an unacceptable impact to residential amenities, privacy and the general living conditions of adjacent neighbours. The proposal would pose severe harm pertaining to residential amenity issues such as overlooking, the perception of overlooking, loss of privacy, appearing unduly dominant and overbearing, unacceptable loss of light. The extent of the level of harm on residential amenities caused by the proposal could not be justified. The proposal is contrary to Saved Policies H5 & H8 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, as well as Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and the Householder Development SPD.

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: 5 September 2024

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.