



Knowsley Council

**REGENERATION AND ECONOMIC
DEVELOPMENT DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

REFUSAL OF PLANNING PERMISSION

Application No: 24/00219/FUL

Name and address of applicant

Abbey Prestige
Alex House
260-268 Chapel Street
Salford
M3 5JZ

Name and address of agent

Four Architects
113 Portland Street
Manchester
M1 6DW

Date of Receipt: 26 April 2024

Date Valid: 21 October 2024

Address/Location Of Development

**Land At Junction Of Gerrads Lane And North End Lane (Adjacent To The
Coachhouse)
Halewood
Knowsley
L26 5QA**

Nature And Particulars Of Application

VARIATION OF CONDITIONS 2 AND 15 (PLANS AND NO GATES PERMITTED)
ATTACHED TO PLANNING PERMISSION 21/00491/FUL (ERECTION OF 7NO.
DETACHED DWELLINGS, GARAGES AND CONSTRUCTION OF NEW ACCESS ROAD
FOLLOWING DEMOLITION OF EXISTING PARTLY CONSTRUCTED DWELLINGS) TO
ALLOW FOR A NEW ENTRANCE WALL AND GATE, AND CHANGES TO THE
ELEVATIONS OF THE DWELLINGS (INCLUDING THE ADDITION OF BALCONIES).

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 proposal would go require changes to the description of development to reflect the changes to the original application. This goes beyond the changes permissible

under the section 73 process. Therefore, the application is contrary to section 73 of the Town and Country Planning Act 1990 (As amended).

2. The development is inappropriate development in the Green Belt as it would involve built development which does not meet the exceptions in the National Planning Policy Framework. No very special circumstances have been demonstrated, in support of the proposal. Therefore, the development is contrary to Core Strategy Policy CS5, and National Planning Policy Framework paragraphs 152 to 155.
3. The proposed wall and gate would create a physical barrier between the site and the surrounding area, to the detriment of community cohesion, social interaction, crime and fear of crime. Therefore, the development is contrary paragraph 119 of the National Design Guide and, and National Planning Policy Framework paragraphs 96.
4. The proposed balconies result in loss of privacy to neighbours to the significant detriment of residential amenity. The proposal would fail to ensure good living conditions for neighbours by causing significant harm to privacy contrary to Core Strategy Policy CS19 and National Planning Policy Framework paragraphs 135.

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: 13 December 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.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months 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.