



Knowsley Council

**REGENERATION AND ECONOMIC
DEVELOPMENT DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

REFUSAL OF PLANNING PERMISSION

Application No: 23/02718/FUL

Name and address of applicant

Toni Dillon
95 Arncliffe Road
Halewood
Knowsley
L25 9QE

Name and address of agent

Ian Hufton
3A Haymans Green
West Derby
Liverpool
L12 7JG

Date of Receipt: 16 October 2023

Date Valid: 22 December 2023

Address/Location Of Development

95 Arncliffe Road
Halewood
Knowsley
L25 9QE

Nature And Particulars Of Application

ERECTION OF TWO STOREY SIDE EXTENSION, SINGLE STOREY REAR
EXTENSION, REAR DORMER EXTENSION AND LOFT CONVERSION

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 virtue of the siting, design and scale represents an incongruous and disproportionate addition to the original dwelling which would appear overly dominant and would cause harm to the character and visual appearance of the host dwelling and the wider street scene to the detriment of visual and residential amenity contrary to the National Planning Policy Framework (2023), Saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted June 2006; Knowsley Local Plan: Core Strategy, adopted January 2016 and the Householder Development SPD (2016).
2. The proposal does not incorporate adequate on-site vehicular parking facilities. The proposal, if permitted, would therefore be likely to lead to an undesirable increase in on-street parking to the detriment to highway and pedestrian safety contrary to the

National Planning Policy Framework (2023), Saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted June 2006; Policies CS2, CS7 and CS19 of Knowsley Local Plan: Core Strategy, adopted January 2016; the Ensuring a Choice of Travel SPD (2010) the Householder Development SPD (2016).

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 determining the application within a timely manner, clearly setting out the reason for refusal, allowing the applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to meet with the applicant to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.

Executive Director - Regeneration and Economic Development

Date: 16 February 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.