



Knowsley Council

**REGENERATION AND ECONOMIC
DEVELOPMENT DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

REFUSAL OF PLANNING PERMISSION

Application No: 23/02820/FUL

Name and address of applicant

Nicola Byrne
19 Ormskirk Road
Knowsley Village
Knowsley
L34 8HB

Name and address of agent

Greyside Planning
54 Saint James Street
Liverpool
L1 0AB

Date of Receipt: 5 December 2023

Date Valid: 29 January 2024

Address/Location Of Development

19 Ormskirk Road
Knowsley Village
Knowsley
L34 8HB

Nature And Particulars Of Application

ERECTION OF 1NO. BUNGALOW AND 1NO. HOUSE AND INCLUDING DEMOLITION OF EXISTING BUNGALOW.

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 bungalow would be out of character with this end of Sugar Lane and out of scale with the houses in Sugar Lane and the proposed house to the east within the application plot. As such the proposed bungalow would be discordant in the street scene which is characterised by houses, and a copse. The out of character and out of scale bungalow, sandwiched between existing houses and the proposed house would be incongruous within the street scene and locality. The bungalow would therefore be detrimental to the eastern end of Sugar Lane in terms of character, and the visual appearance of the street scene, to the detriment of the visual amenity of the locality and the proposed bungalow conflicts with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policy H5 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

2. The proposed house would be overly large and dominant on a corner plot within this area of street scene, particularly considering the two neighbouring bungalows to the immediate north of the application site on Ormskirk Road and the proposed bungalow to the west within the application plot, and as such would be obtrusive and out of scale with the immediate locality. The application therefore conflicts with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policy H5 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. Unfortunately, it has not been possible to resolve those matters within the timescale allocated for the determination of this planning application. However, the Local Planning Authority has clearly set out, within its report, the steps necessary to remedy the harm identified within the reason(s) for refusal - which may lead to the submission of a more acceptable proposal in the future. The Local Planning Authority is willing to provide pre-application advice in respect of any future application for a revised development.



Executive Director - Regeneration and Economic Development

Date: 6 August 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.