

Mr Alex Rhodes
c/o Mr Robert Bradshaw - Urban Planning
Design Ltd
42 Cherry Crescent
Winsford
Cheshire
CW7 1EE

Our Ref: 25/00402/PDE

Date: 1 August 2025

Dear Sir/Madam

Address of the Proposed Development:

22 Frederick Lunt Avenue, Knowsley Village, Knowsley, L34 0HF

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: 3.55 METRES

HEIGHT OF EAVES: 2.25 METRES

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

Development shall be carried out in accordance with the details provided in the application and/or agreed in writing with the Local Planning Authority as set out below.

The proposed development is permitted by Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 subject to the following conditions:-

- (a) the materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwelling house:

Important Information

You may need other approvals, consents or licenses for the development e.g. building regulations approval.

The decision that prior approval is required and is granted was made on the information submitted. It should be noted however that:

- (a) A variation from the submitted details following commencement of the development is likely to constitute unauthorised development and may be liable to enforcement action.
- (b) Variation to the submitted details will require the submission of a new application.

Information that the Developer Provided to the Local Planning Authority:

Reference No. on Plan/	Version No.
p2f/uk/1273341/170803	-
b36f/uk/1273341/17082	-
Proposed Side Elevation	-
Proposed Rear Elevation	-
Proposed Opposite Side Elevation	-
Proposed Ground Floor	-
Proposed Ground Floor	REV 2
Existing Side Elevation	-
Existing Rear Elevation	-
Existing Opposite Side Elevation	-
Existing Ground Floor P	-

If you require any further information, please contact Louise Robinson on 0151 443 3160.

Yours faithfully



Executive Director - Regeneration and Economic Development