



Knowsley Council

**REGENERATION AND ECONOMIC
DEVELOPMENT DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

REFUSAL OF PLANNING PERMISSION

Application No: 25/00107/FUL

Name and address of applicant

Mrs Caroline Hall
8 Croftwood Grove
Whiston
Knowsley
L35 3UT

Name and address of agent

O'Rourke-Designs
9 Swansea Close
Garston
Liverpool
L19 2HF

Date of Receipt: 18 February 2025

Date Valid: 13 March 2025

Address/Location Of Development

**8 Croftwood Grove
Whiston
Knowsley
L35 3UT**

Nature And Particulars Of Application

ERECTION OF SINGLE STOREY SIDE 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 involve the relocation and displacement of existing parking onto an area of land which is visually and functionally a shared vehicular access serving the application property and the adjacent properties of 9-12 Croftwood Grove. Parking a vehicle and / or overhanging into this area would introduce a risk of obstruction to the detriment of the satisfactory function of the shared access, highway safety and the residential amenity of the occupiers of 9-12 Croftwood Grove; the proposal would also result in the loss of the existing parking provisions on the site. The proposal has not included any sufficient indication of the provision for refuse storage and collection within the curtilage of the dwelling to the satisfaction of the Local Planning Authority. Cumulatively with the parking issues and refuse bin storage, the proposed development would result in overdevelopment of the site, to the detriment of highway safety and result in adverse harm to the residential amenities of local residents. Consequently, the proposal is contrary to the National Planning Policy

Framework (2024), Saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and the Householder Development SPD, adopted 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 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: 23 June 2025

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.