



**Knowsley Council**

Master Frankie Nile  
c/o Mr Damian Gore - Abex Design Ltd  
5 Breezehill Park  
Neston  
CH64 9XZ

Our Ref: 25/00166/PDE

Date: 14 April 2025

Dear Sir/Madam

**Address of the Proposed Development:**

73 Kipling Avenue, Huyton, Knowsley, L36 0TY

**Description of the Proposed Development:**

PRIOR APPROVAL FOR THE ERECTION OF A SINGLE STOREY REAR EXTENSION

MAXIMUM DEPTH FROM ORIGINAL REAR WALL: 4.05 METRES

MAXIMUM HEIGHT: 3.27 METRES

HEIGHT OF EAVES: 2.40 METRES

Knowsley Metropolitan Borough Council, as local planning authority, hereby confirm that their House prior approval is not required 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 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 house.

**Important Information**

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

The decision that prior approval is not required 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.



Knowsley Metropolitan Borough Council  
PO Box 21 Archway Road Huyton Knowsley Merseyside L36 9YU  
Telephone: 0151 489 6000 [www.knowsley.gov.uk](http://www.knowsley.gov.uk)



**Information that the Developer Provided to the Local Planning Authority:**

| Reference No. on Plan/Report | Version No. |
|------------------------------|-------------|
| 179992-02                    | -           |
| 179992-01                    | -           |

If you require any further information please contact Reece Black on 0151 443 5040.  
Yours faithfully



Dale Milburn  
Executive Director - Regeneration and Economic Development