



Knowsley Council

**REGENERATION AND ECONOMIC
DEVELOPMENT DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

REFUSAL OF PLANNING PERMISSION

Application No: 24/00582/FUL

Name and address of applicant

Young Homes
C/o Agent
CH62 4UJ

Name and address of agent

Paddock Johnson Architects
Studio 2
The Lyceum
Bath Street
Port Sunlight
CH62 4UJ

Date of Receipt: 28 October 2024

Date Valid: 5 November 2024

Address/Location Of Development

Carrs Terrace
Cross Lane
Prescot
Knowsley
L35 3QP

Nature And Particulars Of Application

ERECTION OF THREE STOREY APARTMENT BLOCK CONSISTING OF 18 APARTMENTS TOGETHER WITH CAR PARK AND ASSOCIATED WORKS.

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 reason of its contextual isolation, size, mass, scale and layout would constitute an incongruous, anomalous and discordant feature to the landscape and park fringe which would have significant adverse detrimental impact to visual amenity. As such the proposal would be contrary to Policies CS2, CS19 and CS21 of the Knowsley Local Plan Core Strategy adopted January 2016.
2. Due to the relatively isolated nature of the site and the lack of natural surveillance of the dwellings the development would give rise to significant potential anti-social behaviour and crime issues together with a potential fear of crime. The proposal would therefore fail to comply with Policies CS2 and CS19 of the Knowsley Local Plan

Core Strategy adopted January 2016 and saved Policy DQ2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

3. The design of the block of flats is bland and monolithic which together with the scale, mass and size of the building within the park boundary would be out of character, overly dominant and incongruous with the area with significant adverse impact on the visual amenity of the park and the landscape of the area.
4. Due to the lack of provision of an updated Biodiversity metric and associated information it is uncertain that the statutory condition required to be attached to all appropriate planning permissions with regard Biodiversity gain is capable of being discharged given that the information submitted is currently inconsistent. Therefore, the application fails to comply with Schedule 7A of the Environment Act 2021 and Town and Country Planning Act 1990 as amended.
5. The development of the application site does not represent Best Use of Land as required by the NPPF in that it severely compromises the potential development of the adjoining site on Carrs Terrace and does not benefit positively the adjacent parkland, or the overall regeneration of the locality. As such the development is likely to lead to the area continuing to be blighted by poor environment quality on Carrs Terrace and have a negative impact on a key entrance to the park. The proposal therefore fails to comply with NPPF para. 129 and Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2018.
6. The proposed development would lead to increasing pressures to severely lop and top the trees that would be adjacent the site boundaries, or even to fell the trees as they would reduce significantly the natural light that the flats would experience which would impact on the residential amenities of the occupiers of the flats, leading to the noted significant pressures to trim back significantly or remove the trees completely. The application therefore fails to comply with Policies CS2, CS19 and CS21 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policy DQ4 of the Knowsley Unitary Development Plan adopted June 2006.
7. The proposed development would need a lighting scheme for the car park and leading to the entrance both from Carrs terrace and the car park. Such a scheme on the edge of the park would be conspicuous and anomalous to the detriment of the nocturnal nightscape of the park. Furthermore, such lighting could impact on nocturnal wildlife commuter and foraging routes, such as for bats. The application therefore fails to comply with Policies CS2, CS8 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan June 2006.
8. The proposal has unallocated parking for 18 cars (1 space/flat) with 27 unallocated car parking spaces (1.5 spaces/flat) required for such a development. The 50% shortfall would lead to visitors to people residing at the flats parking on Carrs Terrace or other nearby residential roads to the detriment of highway safety and congestion on those roads, with Carrs Terrace already experiencing parking pressures from people visiting and using the park, The application therefore fails to comply with Policies CS2 and CS7 of the Knowsley Local Plan Core Strategy adopted January 2016.
9. The proposed development does not provide affordable housing or a contribution for offsite improvements to open space to mitigate its effects. The proposed development is therefore contrary to Policies CS15 and CS27 in the Core Strategy and the Developer Contributions SPD.

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: 18 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.
- 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.