

From: neil.sharp1@sky.com <neil.sharp1@sky.com>
Sent: 06 February 2026 15:44:03 UTC+00:00
To: "Black, Reece" <Reece.Black@knowsley.gov.uk>
Subject: Re: 25/00434/FUL 103 Hayes Avenue
Attachments: HR-01 Proposed Plans Rev B.pdf

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Hi Reece,

Ive updated to Rev B as requested.

Let me know if you need any changes..

Thanks,

neil

On Friday, 6 February 2026 at 09:32:43 GMT, Black, Reece <reece.black@knowsley.gov.uk> wrote:

Hi Neil,

Thank-you for sending this amended plan over (could you just change the Rev no. to Rev B please).

Once I've received this, I will send the report through for review and sign-off. I'll come back to you if there's any problems at this stage.

Best wishes,
Reece

Reece Black (He/Him)
e k
Planning Officer
Planning

Telephone: 0151 443 504
0

Mobile: 07345482997

Knowsley Council, Huyton Library, Civic Way, Huyton, Knowsley, L36 9G
I n D



From: neil.sharp1@sky.com <neil.sharp1@sky.com>
Sent: 05 February 2026 22:30
To: Black, Reece <Reece.Black@knowsley.gov.uk>
Subject: Re: 25/00434/FUL 103 Hayes Avenue

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Hi Reece,

I have enclosed the revised drawing showing the door removed on the side. Also enclosed is a sample of the type of cladding we are looking to use.

I can also confirm that the out building will only be used for family members.

If you require any further information, please let me know.

Thanks,

Neil

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2.5m Composite Slatted Wall Cladding Panels - Teak

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On Tuesday, 3 February 2026 at 18:05:42 GMT, Black, Reece
<reece.black@knowsley.gov.uk> wrote:

Hi Neil,

Point 1 in the email with the list of required amendments, sent on 18.11.2025 also outlined that the door to the side would need to be removed with any openings concentrated to the main elevation which would look into the rear garden and face the rear elevation of the application dwelling. Please could you amend the plans with the side door removed.

Please could you also confirm the external facing materials, if you could include some specification / samples as annotations on the plans also that would be appreciated.

I.e. the proposed materials for the walls are indicated on the Application Form as GRP Cladding, but what exactly would this look like, colour etc.

Can you confirm this is to be used only as ancillary residential accommodation for the applicants' parents please?

Best wishes,
Reece

Reece Black (He/Him)
e k
Planning Officer
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Knowsley Council, Huyton Library, Civic Way, Huyton, Knowsley, L36 9GD



From: neil.sharp1@sky.com <neil.sharp1@sky.com>
Sent: 22 January 2026 14:59
To: Black, Reece <Reece.Black@knowsley.gov.uk>
Subject: RE: 25/00434/FUL 103 Hayes Avenue

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Hi Reece.

The extension of time and change of description is fine.

Thanks

Neil

[Sent from Sky Yahoo Mail on Android](#)

On Wed, 21 Jan 2026 at 14:24, Black, Reece
<Reece.Black@knowsley.gov.uk> wrote:

Hi Neil,

Please can you update me with this application.

I will have to request a further EoT as I'm on leave from after tomorrow and not back until Monday 2nd February. Please can I request a final EoT for Friday **20.02.2026**. If this is not agreed by tomorrow, I will have to determine the application on the current plans.

Please can you also agree to the revised description of development as set out in my email requested 12.01.2026.

Thanks,
Best wishes,

Reece

Reece Black (He/Him)
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Planning Officer
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Knowsley Council, Huyton Library, Civic Way, Huyton, Knowsley, L36 9G
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From: Black, Reece
Sent: 12 January 2026 14:35
To: 'neil.sharp1@sky.com' <neil.sharp1@sky.com>
Subject: RE: 25/00434/FUL 103 Hayes Avenue

Hi Neil,

Thanks for confirming the EoT, can you also confirm agreement to the amended description of development please.

Thanks for the update as well – much appreciated.

Best wishes,
Reece

Reece Black (He/Him)
e k
Planning Officer
Planning

Telephone: 0151 443 504

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Mobile: 07345482997

Knowsley Council, Huyton Library, Civic Way, Huyton, Knowsley, L36 9G
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From: neil.sharp1@sky.com <neil.sharp1@sky.com>
Sent: 12 January 2026 14:31
To: Black, Reece <Reece.Black@knowsley.gov.uk>
Subject: RE: 25/00434/FUL 103 Hayes Avenue

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Hi Reece.

The EOT is fine.

The client is back from abroad now so we will get it boxed off this week and over to you.

Thanks.

Neil

[Sent from Sky Yahoo Mail on Android](#)

On Mon, 12 Jan 2026 at 14:26, Black, Reece
<Reece.Black@knowsley.gov.uk> wrote:

Hi Neil,

Please can you agree confirmation to the EoT of 31.01.2026 as requested in my below email.

I am still needing you to agree the amended description of 'ERECTION OF DETACHED BUILDING IN REAR GARDEN TO FORM ANNEX ANCILLARY TO THE MAIN DWELLING HOUSE' as requested originally on the 18.11.2025.

Please can you provide an update as to where you are with the revised application and amended plans I am waiting on. I really need to get this one determined soon.

Best wishes,

Reece

Reece Black (He/Him)
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Planning Officer
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Knowsley Council, Huyton Library, Civic Way, Huyton, Knowsley, L36 9G
Liverpool



From: Black, Reece

Sent: 18 December 2025 14:27

To: 'neil.sharp1@sky.com' <neil.sharp1@sky.com>

Subject: RE: 25/00434/FUL 103 Hayes Avenue

Hi Neil,

Are you able to agree to the requested EoT of 31.01.2026 please?

Best wishes,
Reece

Reece Black (He/Him)
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Planning Officer
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Knowsley Council, Huyton Library, Civic Way, Huyton, Knowsley, L36 9G
Liverpool



From: Black, Reece
Sent: 17 December 2025 15:43
To: neil.sharp1@sky.com
Subject: FW: 25/00434/FUL 103 Hayes Avenue

Hi Neil,

Please can we agree an EoT for this one if I'm expecting the amended plans.
Would the 31.01.2026 be agreeable?

If possible and you can get the amended plans to me ASAP, I'd want to try and
get this one out the door before the original date of determination (31.12.2025).

Best wishes,
Reece

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From: Black, Reece
Sent: 16 December 2025 10:45
To: 'neil.sharp1@sky.com' <neil.sharp1@sky.com>
Subject: RE: 25/00434/FUL 103 Hayes Avenue

Hi Neil,

Just following up on this one as I would like to get this determined if possible before the Christmas break to get it off my caseload. Please can you provide an update as to where you are with this one.

Best wishes,
Reece

Reece Black (He/Him)
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Planning Officer
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Knowsley Council, Huyton Library, Civic Way, Huyton, Knowsley, L36 9G
Liverpool



From: Black, Reece
Sent: 09 December 2025 09:40
To: neil.sharp1@sky.com
Subject: RE: 25/00434/FUL 103 Hayes Avenue

Thanks Neil,

Again, if there are any queries or questions, please do not hesitate to contact me.

Best wishes,
Reece

Reece Black (He/Him)
e k
Planning Officer
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From: neil.sharp1@sky.com <neil.sharp1@sky.com>
Sent: 09 December 2025 09:38
To: Black, Reece <Reece.Black@knowsley.gov.uk>
Subject: RE: 25/00434/FUL 103 Hayes Avenue

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Hi Reece.

Thanks for this.

I'll redraw and go back to the owner.

Cheers

Neil

[Sent from Sky Yahoo Mail on Android](#)

On Tue, 9 Dec 2025 at 9:29, Black, Reece
<Reece.Black@knowsley.gov.uk> wrote:

Hi Neil,

Yes, I had a response back to the initial email, but did not have an agreement to the slightly amended description of development I had proposed?

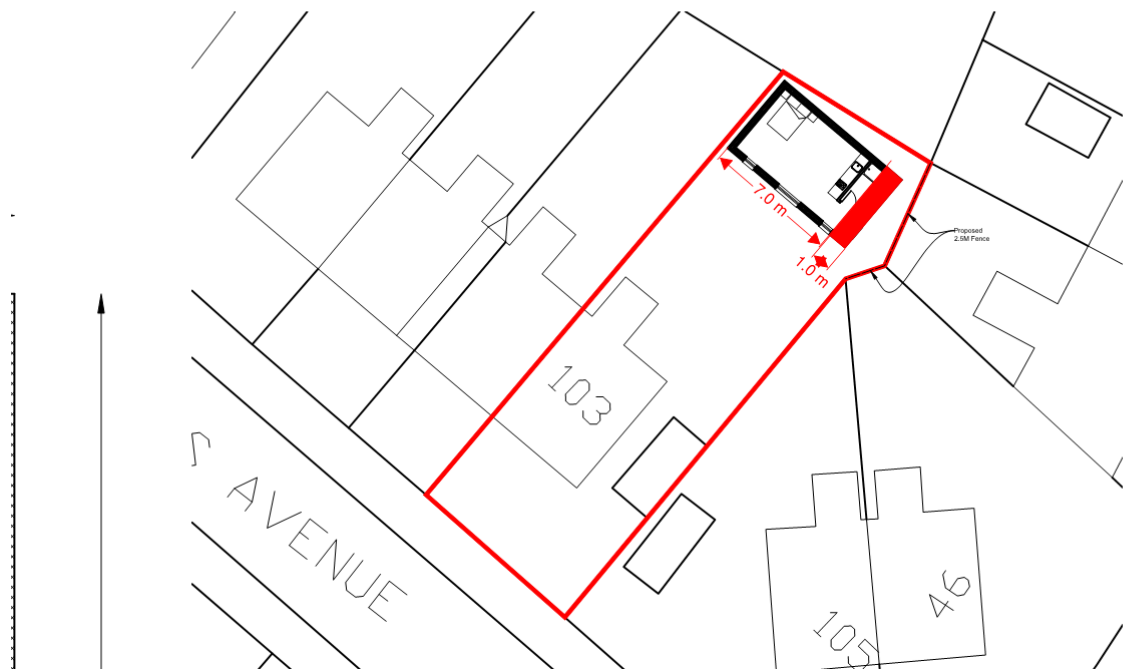
I did email you back as well on the amendments I would recommend, set out in the email below, but for ease I have included them here again:

The proposal would need to be reduced to 7m instead of 8m to the length of the outbuilding, I've marked a shaded section below to illustrate what I mean. But this would allow sufficient room and prevent an overbearing appearance, particularly to

the property next door. If the eaves and tallest point could both be reduced to circa 2.4m at the eaves and 2.7m at the tallest point, this would be needed given that the outbuilding would still be immediately adjacent the party boundary shared with the paired property. I had requested the reduction in height not only due to overshadowing / loss of light but also to safeguard outlook.

Can I please receive amended plans no later than Friday 19th December.

Please could you also provide a brief summary to outline the use of the proposed outbuilding?



Best wishes,
Reece

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Knowsley Council, Huyton Library, Civic Way, Huyton, Knowsley, L36 9G
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From: neil.sharp1@sky.com <neil.sharp1@sky.com>
Sent: 09 December 2025 09:07
To: Black, Reece <Reece.Black@knowsley.gov.uk>
Subject: RE: 25/00434/FUL 103 Hayes Avenue

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Hi Reece,

I did reply back to your initial email. So appologies if you didn't recieve it.

You mentioned reducing in height and moving from the boundary.

What height and position from the boundary did you have in mind?

I dont think the height of the Building will significantly affect the shadowing in the neighbours garden as there are much higher structures and fences to the rear of the property as existing.

Thanks

Neil

[Sent from Sky Yahoo Mail on Android](#)

On Tue, 9 Dec 2025 at 8:52, Black, Reece
<Reece.Black@knowsley.gov.uk> wrote:

Hi Neil,

Just following up on the below. I need agreement to the revised description of development as requested in my earlier email sent 26th November.

I also wanted to inform you that the application has received a neighbour objection on the original set of plans in. This reads as follows:

"With reference to the above planning application, I have serious concerns regarding the height of the building and the fence being erected against my

boundary. I am not lucky enough to have a large garden for the children to play in but what I have will all be killed off due to lack of daylight as the sun will not be able to get to my lawn where my 2 young children play. The height and being so close to the boundary, is my main concern which I am objecting to as it will affect the light to my garden and the rooms in the back of the house, I do not want to have to put the light on during the day!"

Please can you provide an update as to where you are at with revisions to these plans?

Any questions, let me know.

Best wishes,
Reece

Reece Black (He/Him)
Planning Officer
Planning

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Knowsley Council, Huyton Library, Civic Way, Huyton, Knowsley, L36 9G



From: Black, Reece
Sent: 26 November 2025 08:12
To: neil.sharp1@sky.com
Subject: RE: 25/00434/FUL 103 Hayes Avenue

Hi Neil,

Thanks for the response, are you able to confirm then that the revised description of development would be agreeable 'ERECTION OF DETACHED BUILDING IN REAR GARDEN TO FORM ANNEX ANCILLARY TO THE MAIN DWELLING HOUSE'.

The proposal would need to be reduced to 7m instead of 8m to the length of the outbuilding, I've marked a shaded section below to illustrate what I mean. But this

would allow sufficient room and prevent an overbearing appearance. If the eaves and tallest point could both be reduced to circa 2.4m at the eaves and 2.7m at the tallest point, this would be needed given that the outbuilding would still be immediately adjacent the party boundary shared with the paired property.

Can I please receive amended plans no later than Friday 5th December.



Best wishes,
Reece

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From: neil.sharp1@sky.com <neil.sharp1@sky.com>
Sent: 25 November 2025 12:13
To: Black, Reece <Reece.Black@knowsley.gov.uk>
Subject: RE: 25/00434/FUL 103 Hayes Avenue

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Hi Reece.

Sorry i missed you.

I dont see a problem with the fence. How much lower are you looking for the roof and how far away from the fence are you thinking? That way I can redraw and show the client?

Thanks

Neil

[Sent from Sky Yahoo Mail on Android](#)

On Mon, 24 Nov 2025 at 12:25, Black, Reece
<Reece.Black@knowsley.gov.uk> wrote:

Hi Neil,

I hope you're well.

Have you had the opportunity to review my earlier email and discuss with the applicant? If so, would you be able to provide a response please?

Best wishes,
Reece

Reec Blac (He/Him)
e k
Planning Officer
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Knowsley Council, Huyton Library, Civic Way, Huyton, Knowsley, L36 9G
Liverpool



From: Black, Reece
Sent: 18 November 2025 13:15
To: neil.sharp1@sky.com
Subject: 25/00434/FUL 103 Hayes Avenue

Hi Neil,

We spoke yesterday briefly but did not get a chance to discuss this application due to you being in a meeting.

I tried to call earlier this afternoon and couldn't get through so thought I'd send an email to let you know my thoughts on the proposal and what amendments would be needed before I can recommend the application for approval.

Boundary fence:

The boundary fence treatment would need to be removed from the application. Therefore I would need agreement to remove this from the description of development from 'ERECTION OF DETACHED BUILDING IN REAR GARDEN TO FORM ANNEX ANCILLARY TO THE MAIN DWELLING HOUSE AND ERECTION OF 2.5M FENCE TO PART OF BOUNDARY' could the section highlighted in red be agreed to be removed. I think given the shallow depth of the properties to the side the high level boundary treatment would unduly dominant and oppressive to the rear elevations / rear habitable rooms and the rear private garden area. Could any mention of this boundary treatment also be omitted from the proposed site plans and any other relevant plans with revised plans (with updated rev. no's) to account for this.

Detached building:

1. I would require the side door to be removed from the plans. Due to the proximity to the boundary, I would have concerns on perception of overlooking into the rear garden / rear habitable rooms to the adjacent properties to the side. Therefore, any openings should be to the front elevation of the building with the views concentrated to the rear elevation and rear garden of the application property. I acknowledge that obscure glazing could be used to minimise actual overlooking, however, due to the proximity of the proposed building and the shallow gardens of next door, I am concerned on the degree of perceived overlooking between the proposal and the properties to the side and therefore, obscure glazing would not sufficiently mitigate my concerns.
2. Is the building the lowest it could possibly be? Could it be lowered anymore?
3. Could the building be reduced in width and pulled away from the eastern side boundary anymore?

If you have any questions or concerns over the above request, please do not hesitate to contact me.

Best wishes,
Reece

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