



Knowsley Council

**REGENERATION AND ECONOMIC
DEVELOPMENT DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

REFUSAL OF PLANNING PERMISSION

Application No: 25/00019/FUL

Name and address of applicant

Mr Rod Wort
25 Tavington Road
Halewood
Knowsley
L26 6BA

Name and address of agent

Mr John McGee
42 Orrell Lane
Orrell Park
Liverpool
Merseyside
L9 8BY

Date of Receipt: 15 January 2025

Date Valid: 20 February 2025

Address/Location Of Development

**25 Tavington Road
Halewood
Knowsley
L26 6BA**

Nature And Particulars Of Application

**ERECTION OF SINGLE STOREY SIDE EXTENSION AND NEW FRONT PORCH
(DEMOLITION OF DETACHED GARAGE)**

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 proposal would involve the displacement of existing parking onto an area of land which is visually and functionally a shared vehicular access serving the host dwelling and the adjacent property No. 23 Tavington Road. 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 No.23 Tavington Road. The proposal would also result in the loss of a parking provision on the site from three spaces to two. 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.

2. The siting of the proposed extension due to its scale and height in close proximity to the common boundary and rear elevation of the neighbouring property No. 23 Tavington Road would appear overbearing and dominant from that property and from its garden and would result in unacceptable impacts to the detriment of the living conditions of the occupiers of the neighbouring property.
The proposal therefore fails to comply with the National Planning Policy Framework, 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 (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 determining the application within a timely manner, clearly setting out the reason for refusal, allowing the applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to meet with the applicant to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.



Executive Director - Regeneration and Economic Development

Date: 21 May 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.