

From: Chris O'Hare <chris@futureflow.co.uk>
Sent: 09 September 2024 12:39:55 UTC+00:00
To: "martin smith" <martin@smudgerarchitecture.com>
Cc: "Black, Reece" <Reece.Black@knowsley.gov.uk>
Subject: Re: External Mail: Re: 24/00311/FUL - 222 Knowsley Lane
Attachments: View north west - garage and existing.jpg, View - garage and proposed.jpg, View - Existing.jpg, View - Existing - gate closed.jpg, View - garage and existing - gate closed.jpg, View north west - garage and proposed.jpg, View - garage and proposed-gate closed.jpg, View north east - garage and existing.jpg, View north east - garage and proposed.jpg, View north west - Existing.jpg, View - garage and existing.jpg, View north east- Existing.jpg

Hi Reece

As discussed, please find attached the visual drawings my architect Martin Smith has put together to understand the little / none impact the proposed garage has to the property.

If you can please look over the visuals and let me know your thoughts, hopefully this will make things clearer to all parties and we can come to a realistic agreement.

We have now appointed our contractor who has started works on our side and rear extension previously approved and we would like to carry out the garage works at the same time to reduce disturbance and overall costs so it would be appreciated if we could come to an agreement as soon as possible.

If you can please come back to me at your earliest convenience.

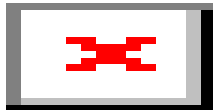
Kind Regards,

Christopher O'Hare || Managing Director

O || 0151 559 0155

M || 07702044833

W || www.futureflow.co.uk



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On Fri, 16 Aug 2024 at 10:21, Chris O'Hare <chris@futureflow.co.uk> wrote:
Hi Reece

Good to meet you yesterday and thanks again for your time.

Hopefully now you have been to our property and visualised the very little impact our proposed garage building would have, this may provide some clarity on the points I have raised as per my attached previous email to Martin.

As discussed, I have asked Martin to provide some visuals which will include the view from the road and surrounding areas showing there is no impact / restricted vision of the property from the driveway opening. Obviously you have seen the approved plans for the extension we are currently underway with, it may be worth including these in our visuals and/or proposal to understand the scale of the garage against the property and to make clear, the surrounding trees and bushes have more of a visual impact than a garage would. We are in the process of growing new trees on the left hand side which will match the size / density on the current tree in front of the garage position which will provide us with more privacy from the road and fundamentally to try and reduce road noise. Although the property is set back over 30 meters from the road, Knowsley lane is used for a thoroughfare to Knowsley business park which has a lot of large lorries travelling past of an evening which are extremely loud for a residential area.

Also you mentioned about changing the orientation of the garage, if you could provide more information comments on this please as I don't believe this would work as you would not be able to drive into the garage from the path. Also please note the driveway is over 10 meters wide which is more than ample space to drive from our driveway situated to the left into the proposed garage on the right.

You mentioned moving the proposed garage further towards the house however, based on the issue raised of the proposed garage not posing any visual impact to the property, would this not worsen this narrative? Our thought process with the garage position is primarily to fall in line with the garage directly behind on the new estate, pose no visual impact to the property and is secluded by the tree and surrounding vegetation.

Finally we provide a new set of visual drawings also showing the proposed garage moved back slightly as requested and a potential slight reduction in size. I understand and respect the rules and regulations yourself and the council adheres to and would like to hopefully come to a reasonable compromise based on your site visit and the points I have raised as the homeowner and a member of the Knowsley community.

If you could please provide some feedback it would be much appreciated.

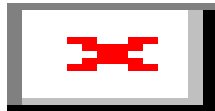
Kind Regards,

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On Tue, 30 Jul 2024 at 13:23, martin smith <martin@smudgerarchitecture.com> wrote:
Afternoon Reece

As discussed, please find attached effected drawings with garage repositioned in line with the detached garage on the adjacent new development site.

I've denoted that the garage is to be set out 'no further forward' than this point. I trust this is satisfactory but should you have any comments or queries please do not hesitate to contact.

Many thanks

Martin Smith

Director

Email: martin@smudgerarchitecture.com

Tel: 07815550067

From: Black, Reece <Reece.Black@knowsley.gov.uk>

Sent: Tuesday, July 30, 2024 9:26 AM

To: martin smith <martin@smudgerarchitecture.com>

Subject: RE: External Mail: Re: 24/00311/FUL - 222 Knowsley Lane

Morning Martin,

I'm all good thank-you – I hope you are too and enjoyed your time off!

Thanks for reviewing this, I would be happy with what you have suggested.

If you can get amended plans (of any which are affected) to show these changes at your earliest convenience that would be appreciated. Once I've received these, I'll work to put it through for signing.

Please ensure that any amended plans also have revision no's on etc, just to avoid any delays.

Any other questions, please don't hesitate to contact me. Thank-you.

Best wishes,

Reece

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

Telephone: 0151 443 504
0

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



From: martin smith <martin@smudgerarchitecture.com>

Sent: Monday, July 29, 2024 2:11 PM

To: Black, Reece <Reece.Black@knowsley.gov.uk>

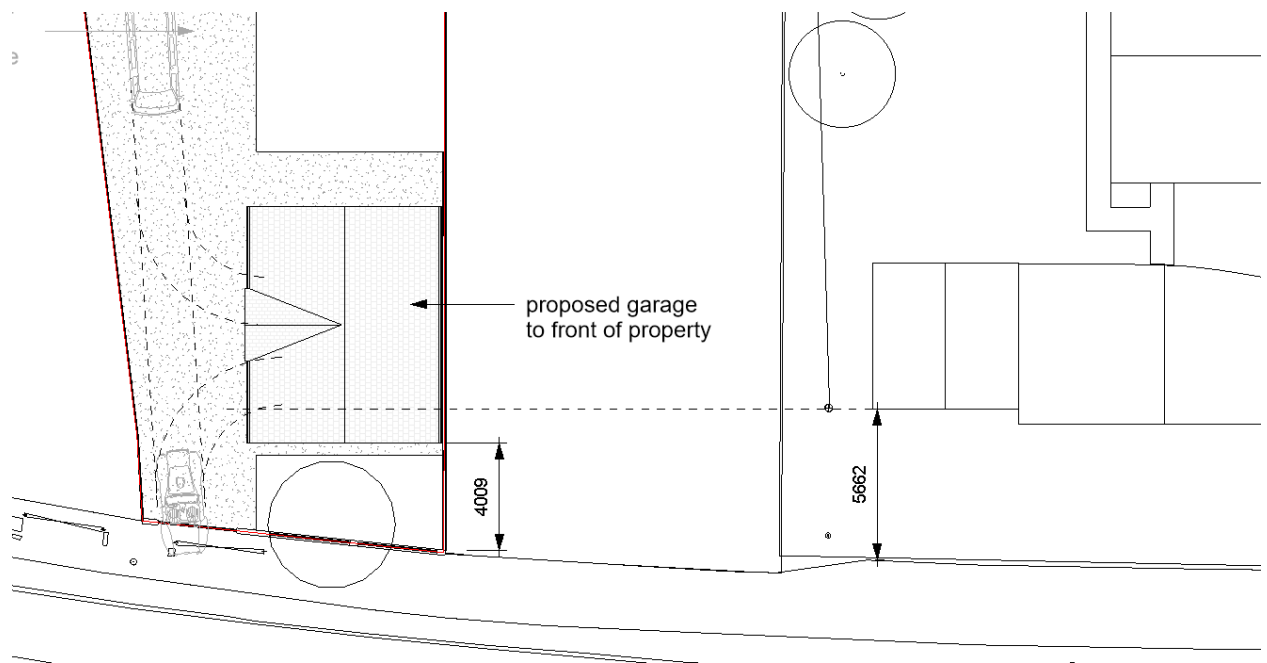
Subject: Re: External Mail: Re: 24/00311/FUL - 222 Knowsley Lane

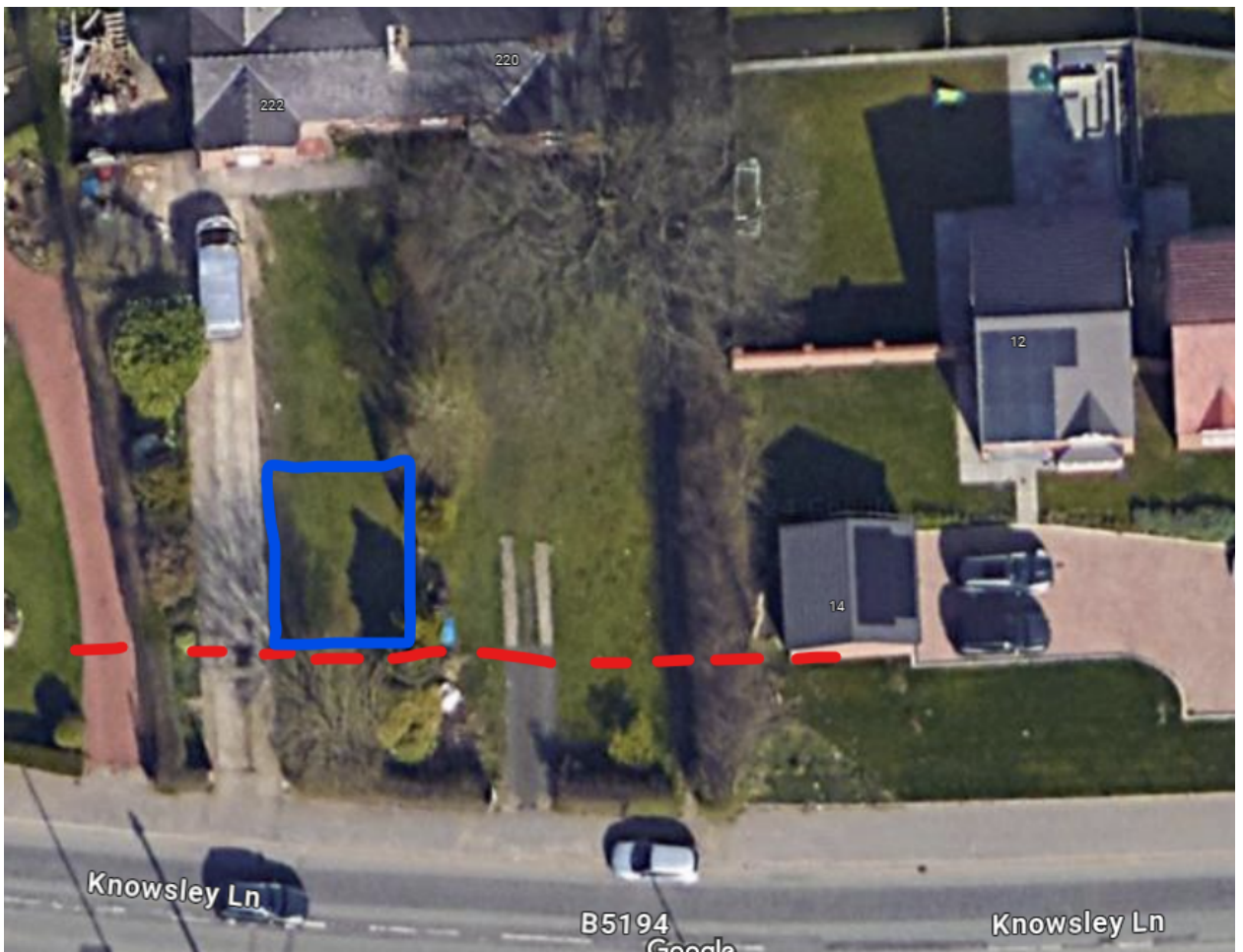
Hi Reece

Hope you are well.

Following our correspondence last week, I've reviewed, and would you deem it acceptable to push the proposed garage back in line with the garage on the adjacent housing development?

Circa 5.5M from Knowsley lane. This would be less impactful from the street than the detached double garage as we have a solid fence and more landscaping masking the proposal:





Please feel free to call should you wish to discuss over the phone

Kind Regards

Martin Smith

Director

Email: martin@smudgerarchitecture.com

Tel: 07815550067

From: Black, Reece <Reece.Black@knowsley.gov.uk>

Sent: Thursday, July 25, 2024 8:25 AM

To: martin smith <martin@smudgerarchitecture.com>

Subject: RE: External Mail: Re: 24/00311/FUL - 222 Knowsley Lane

Morning Martin,

Thanks for the update.

Speak soon.

Best wishes,

Reece

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

Telephone: [0151 443 5040](tel:01514435040)

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



From: martin smith <martin@smudgerarchitecture.com>

Sent: Thursday, July 25, 2024 7:13 AM

To: Black, Reece <Reece.Black@knowsley.gov.uk>

Subject: External Mail: Re: 24/00311/FUL - 222 Knowsley Lane

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Morning Reece

I have spoken with the client and we're happy to review. I'm currently on leave at the moment so will get back to you next week with some initial thoughts

Many thanks

Martin

Sent from [Outlook for iOS](#)

From: Black, Reece <Reece.Black@knowsley.gov.uk>

Sent: Wednesday, July 24, 2024 1:15:15 PM

To: martin@smudgerarchitecture.com <martin@smudgerarchitecture.com>
Subject: 24/00311/FUL - 222 Knowsley Lane

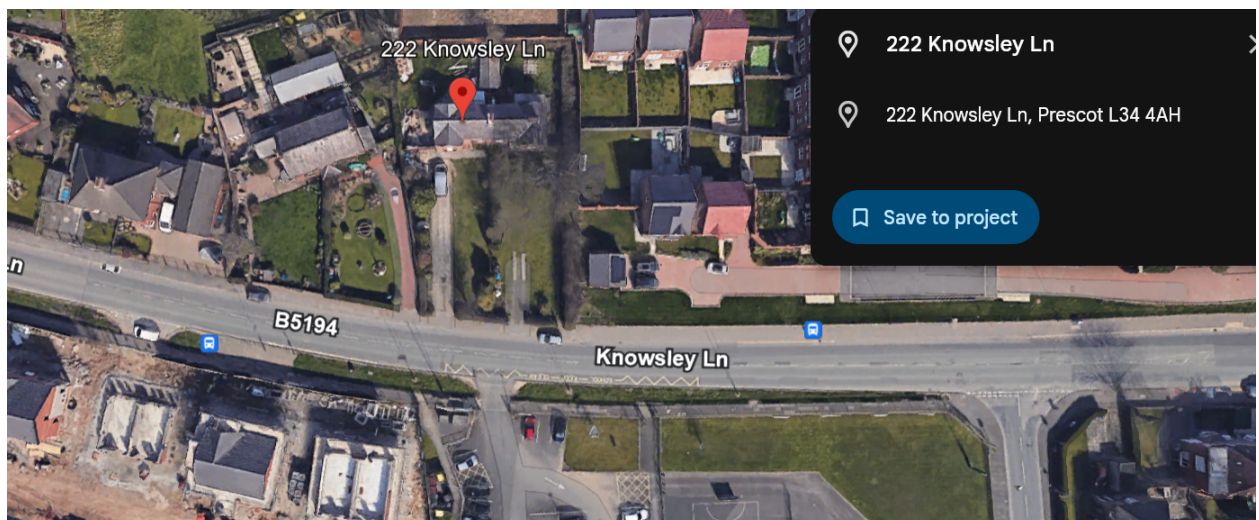
Hi Martin,

I hope you're well.

I'm the case officer allocated this application. I've been looking through the plans and at the moment, one element which I think I'd be looking to amend would be the siting?

Would it be possible to relocate the proposal further back, so it's not as close to the highway? Looking at the building line of the properties and any associated detached garages, I think having the proposed development moved back to sit roughly more in line with these would be more in keeping and integrate better. I've attached an arial view for reference. I think personally that degree of set-back is important for the area and any notably sizeable structure (such as the proposal) could be sited better if it were also situated to leave a similar degree of set-back.

Let me know your thoughts and if you and the applicant are receptive to this. If there are any issues, please get in touch.



Best wishes,

Reece

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

Telephone: 0151 443 504
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Knowsley Council, Huyton Library, Civic Way, Huyton, Knowsley, L36 9GD
Liverpool



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