

Mr Stephen Fisk
c/o Mr Tomas Hartley-Cook
30 Cavendish Drive
Rock Ferry
Wirral
CH42 6RQ

Our Ref: 25/00413/PDE

Date: 21 August 2025

Dear Sir/Madam

Address of the Proposed Development:

171 Kingsway, Huyton, Knowsley, L36 2PN

Description of the Proposed Development:

PRIOR APPROVAL FOR THE ERECTION OF A SINGLE STOREY REAR EXTENSION

MAXIMUM DEPTH FROM ORIGINAL REAR WALL: 5.85 METRES

MAXIMUM HEIGHT: 3.42 METRES

HEIGHT OF EAVES: 3.42 METRES

Knowsley Metropolitan Borough Council, as local planning authority, hereby confirm that their prior approval is refused under Class A of the Town and Country Planning (General Permitted Development) Order 2015 as amended for the following reason(s):-

Reason for refusal:

1. The proposal does not comply with paragraph (i) and paragraph (ja) of Schedule 2, Class A, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), as the proposed rear extension would be within 2 metres of the boundary of the curtilage and the height of the eaves would exceed 3 metres.

Information that the Developer Provided to the Local Planning Authority:

Reference No. on Plan/Report	Version No.
1100	REV P2
2100	REV P2

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, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990 as amended.

If you want to appeal, you must do so within **twelve weeks** of the date of this notice, using a form which you can obtain from <http://www.planningportal.gov.uk/planning/appeals> or by email from enquiries@pins.gsi.gov.uk or by phoning 0303 444 5000.

You must send one copy of the completed form to dcsubmissions@knowsley.gov.uk or Technical Support, Planning Services, Knowsley MBC, PO Box 26, Archway Road, Huyton, Knowsley, L36 9YU as well as to the Planning Inspectorate at the address on the form.

If you require any further information, please contact Louise Robinson on 0151 443 3160.

Yours faithfully

A handwritten signature in black ink, appearing to read 'D. Milburn', with a stylized, cursive script.

Dale Milburn
Executive Director - Regeneration and Economic Development