



Knowsley Council

**REGENERATION AND ECONOMIC
DEVELOPMENT DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

REFUSAL OF PLANNING PERMISSION

Application No: 24/00342/FUL

Name and address of applicant

Mr Mark Groves
Newhouse
Outlet Lane
Bickerstaffe
Ormskirk
West Lancashire
L39 0HA

Name and address of agent

BHL Technical Design Consultant
14 Cobden Road
Southport
PR9 7TJ

Date of Receipt: 24 June 2024

Date Valid: 9 July 2024

Address/Location Of Development

Coach Road Farm
Cut Lane
Kirkby
Knowsley
L33 3AJ

Nature And Particulars Of Application

CHANGE OF USE AND EXTENSION (INCLUDING RAISING OF ROOF HEIGHT) OF FORMER DUTCH HAY BARN TO 1 NO. DWELLING, CONVERSION OF FORMER PIGGERY TO ANCILLARY HOME OFFICE, MEANS OF ACCESS AND EXTERNAL LANDSCAPING 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 development is inappropriate development in the Green Belt as the building is not of permanent and substantial construction and the development would lead to a greater impact on the openness of the Green Belt. No very special circumstances have been demonstrated, in support of the proposal. Therefore, the development is contrary to Core Strategy Policy CS5, Unitary Development Plan policy G6 and National Planning Policy Framework paras 152 to 155.

2. The design of the development is unattractive, lacks harmony, symmetry and consistency and is incongruous to the surrounding built development, causing significant harm to the character of the area. The development is therefore contrary to Core Strategy Policies CS17 and CS19, the Design Quality in New Development and New Residential Development Supplementary Planning Documents, and National Planning Policy Framework paras 130 and 139.
3. The development, would fail to provide adequate privacy for future occupiers and neighbours, resulting in significant harm to their living conditions and would be contrary to Core Strategy Policy CS19 and National Planning Policy Framework para 130.
4. The application has failed to demonstrate that the ecological impacts from the development are or can be made acceptable. Therefore, the development is contrary to the Core Strategy Policy CS8, and National Planning Policy Framework para 186.

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: 30 August 2024

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.