



Knowsley Council

**REGENERATION AND ECONOMIC
DEVELOPMENT DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

REFUSAL OF PLANNING PERMISSION

Application No: 25/00120/FUL

Name and address of applicant

MFG Construction NW Ltd.
Optimum House, 320 Hale Road,
Widnes
Cheshire
WA8 8PX
England

Name and address of agent

Revival Architecture Ltd.
Suite 203
Queens Dock Business Centre
67-83 Norfolk Street
Liverpool
L1 0BG
United Kingdom

Date of Receipt: 25 February 2025

Date Valid: 4 March 2025

Address/Location Of Development

**433 - 435 Cronton Road
Cronton
Knowsley
WA8 5QG**

Nature And Particulars Of Application

CHANGE OF USE OF RESIDENTIAL ANCILLARY ANNEX (C3) TO A SELF
CONTAINED 1 BEDROOM APARTMENT WITH ALTERATIONS TO ELEVATIONS.

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 proposed development together with the adjoining house within the curtilage of the overall site of 433-435 Cronton Road, with that dwelling to be used for up to 6 individual persons, would generate a demand for car parking which cannot be accommodated on this overall site (red line and blue line site area) in a satisfactory manner with the result that vehicles would be forced to park on surrounding highways to the detriment of highway safety, the convenience of other users of the highway and residential amenity. As such the proposal would be contrary to Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy adopted in January 2016 and Saved

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.

A handwritten signature in black ink, appearing to read 'D. [unclear]', written in a cursive style.

Executive Director - Regeneration and Economic Development

Date: 23 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.
- 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.