



Knowsley Council

**REGENERATION AND ECONOMIC
DEVELOPMENT DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

REFUSAL OF PLANNING PERMISSION

Application No: 25/00201/FUL

Name and address of applicant

Mr Stephen John Denny
The Poplars
Wheathill Road
Huyton
Knowsley
L36 5UR

Name and address of agent

Date of Receipt: 25 March 2025

Date Valid: 17 April 2025

Address/Location Of Development

The Poplars
Wheathill Road
Huyton
Knowsley
L36 5UR

Nature And Particulars Of Application

ERECTION OF 1NO. DETACHED GARAGE TOGETHER WITH THE ERECTION OF A BOUNDARY WALL TO THE PERIMETER

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 boundary walls along Wheathill Road and Tarbock Road due to the prominent location, height and finish would appear stark and prominent within the streetscene and would be materially out of keeping with the surrounding area which would result in significant harm to the character and appearance of the existing dwelling and the wider streetscene, contrary to the National Planning Policy Framework (2024), Saved Policies H5, H8 and DQ3 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policies CS2 and CS19 of the

Knowsley Core Strategy: Local Plan, adopted January 2016 and the Householder Development Supplementary Planning Document (2016).

2. The proposed garage by virtue of its siting forward of the dwelling and immediately adjacent to the public footpath together with the design and the proposed finish would result in an incongruous form of development within the streetscene which would be harmful to the character and appearance of the application site and the surrounding area. As such the proposed development conflicts with the National Planning Policy Framework (2024), Saved Policies H5, H8 and DQ3 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 Supplementary Planning Document (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: 12 June 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.