



Knowsley Council

**REGENERATION AND ECONOMIC
DEVELOPMENT DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

REFUSAL OF PLANNING PERMISSION

Application No: 25/00256/FUL

Name and address of applicant

Mr Andrew Dooley
1 Meadowbarn Close
Southdene
Kirkby
Knowsley
L32 9BB

Name and address of agent

Mr John Hogan
26 Helston Avenue
Halewood
Knowsley
L26 7YQ

Date of Receipt: 11 April 2025

Date Valid: 12 May 2025

Address/Location Of Development

1 Meadowbarn Close
Southdene
Kirkby
Knowsley
L32 9BB

Nature And Particulars Of Application

ERECTION OF 1NO. SIDE DORMER TO ROOF.

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 dormer extension by virtue of its location, form, mass and scale would be overly dominant regarding the existing roof, out of character with the existing house and wider locality, cause an imbalance to the appearance of the house and be incongruous in the street scene. The proposed development would be detrimental to the visual amenity and character of the local area, creating a discordant jarring feature on the house and within the street scene, detrimental to the visual amenities of the residential area.

The proposal is consequently contrary to Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan adopted June 2006, together with the adopted Householder Development SPD.

2. The proposed dormer extension by virtue of its location and design (form, mass and scale) and because of its relationship to the adjoining properties of No's 20, 22 and 24 Whinberry Drive, results in an extension which facilitates excessive levels of overlooking into the rear elevations and rear gardens of these properties, which would be detrimental to the amenities of adjoining residential occupants. As such the proposal would be contrary to Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan adopted June 2006, together with the adopted Householder Development SPD.

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: 7 July 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.