



Knowsley Council

Miss Sienna Hamid
c/o Mr Damian Gore - Abex Design Ltd.
5 Breezehill Park
Neston
CH64 9XZ

Our Ref: 25/00188/PDE

Date: 2 May 2025

Dear Sir/Madam

Address of the Proposed Development:

22 Overdene Walk, Southdene, Kirkby, Knowsley, L32 8TA

Description of the Proposed Development:

PRIOR APPROVAL FOR THE ERECTION OF A SINGLE STOREY REAR EXTENSION

MAXIMUM DEPTH FROM ORIGINAL REAR WALL: 5.96 METRES

MAXIMUM HEIGHT: 3.30 METRES

HEIGHT OF EAVES: 2.40 METRES

Knowsley Metropolitan Borough Council, as local planning authority, hereby confirm that their prior approval required and granted under Class A of the Town and Country Planning (General Permitted Development) Order 2015 as amended.

Development shall be carried out in accordance with the details provided in the application and/or agreed in writing with the Local Planning Authority as set out below.

The proposed development is permitted by Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 subject to the following conditions:-

- (a) the materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwelling house:

Important Information

You may need other approvals, consents or licenses for the development e.g. building regulations approval.

The decision that prior approval is required and is granted was made on the information submitted. It should be noted however that:

- (a) A variation from the submitted details following commencement of the development is likely to constitute unauthorised development and may be liable to enforcement action.
- (b) Variation to the submitted details will require the submission of a new application.

Information that the Developer Provided to the Local Planning Authority:

Knowsley Council Nutgrove Villa Westmorland Road Huyton Knowsley L36 6GA
Telephone: 0151 489 6000 www.knowsley.gov.uk





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Reference No. on Plan/	Version No.
01	no version Number
02	no version Number

Informatives

1. The following Plans are approved;

- a. Existing Floor Plan and Elevation plus Location Plan- 538832-01 - (received 21/03/2025).
- b. Proposed Floor Plan and Elevations - 538832-02 - (received 24/03/2025).

Reason: For the avoidance of doubt.

2. Encroachment

The proposal is granted on the basis of the works taking place within the boundary of the property. The granting of prior approval does not confer consent to encroach on any neighbours land and this would result in the scheme needing planning permission. Consideration should be given to this in respect of any gutters potentially overhanging over shared boundaries.

If you require any further information please contact Lee Osborne on 0151 443 2395.

Yours faithfully

Dale Milburn
Executive Director - Regeneration and Economic Development