



Knowsley Council

**REGENERATION AND ECONOMIC
DEVELOPMENT DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

REFUSAL OF PLANNING PERMISSION

Application No: 23/02478/FUL

Name and address of applicant

Mr and Mrs Phil and Rachael Hutton
33 Beattock Close
Tower Hill
Kirkby
Knowsley
L33 1ER

Name and address of agent

RJG Architecture LTD
The Stables
Pasture Lane Business Centre
St Helens
WA11 8PU

Date of Receipt: 22 August 2023

Date Valid: 25 August 2023

Address/Location Of Development

**33 Beattock Close
Tower Hill
Kirkby
Knowsley
L33 1ER**

Nature And Particulars Of Application

ERECTION OF FIRST FLOOR SIDE EXTENSION

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 is detrimental to the visual amenity and character of the area. It will create a visually intrusive and overbearing feature in the street scene by reason of its location and massing. It would be detrimental to the visual amenities of the residential area and the adjoining property when observed as a pair of adjoined semi-detached dwellings and would, in consequence, be out of character with the area generally. The proposal is contrary to Saved Policies H5 & H8 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, as well as Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and the 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 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: 20 October 2023

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.