

Notice of Refusal of Planning Permission

Town and Country Planning Act 1990

To: Mr Usherwood
Garry Usherwood Associates Limited
The Old Barn 59 Northcote Road
Wallasey
Wirral
CH45 8LQ

For: Mr & Mrs Edwards

137 Raeburn Avenue
Eastham
Wirral
CH62 8BE

Subject **Retention of single storey garage side extension**

Location **137 RAEBURN AVENUE, EASTHAM, CH62 8BE**

Wirral Borough Council hereby refuses planning permission for the development specified in the application and accompanying plans submitted by you subject to the following reasons:-

- 1 The proposed development is contrary to the current Supplementary Planning Guidance 11 on side extensions located on a corner plot, the extension including the previous extensions exceeds half the width of the side garden and half the width of the house frontage. The extension is therefore unacceptable by reason of the overall visual impact onto the open character of the street scene and contrary to SPG11 on House Extensions.

Rights of Appeal

If you disagree with this decision, you are entitled to appeal to the Secretary of State. You must however do this within 12 weeks of the date of this notice and on forms which may be obtained from:- The Planning Inspectorate, Room 3/06b Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN

If you are undecided whether to appeal or not, the Council's planning officers will be able to help you. In any case it may be a good idea to discuss your application with them to see if you could reach agreement upon an amended proposal.

Notes To Applicant

The Local Planning Authority has displayed a Site Notice advertising your application. It is normally mounted on a fence, lamp post or other item of street furniture. In order to keep the environment of Wirral clean and tidy would you please arrange to have this Notice removed as soon as possible.

A handwritten signature in black ink, appearing to read 'Kevin Adderley', with a stylized, cursive script.

**KEVIN ADDERLEY, INTERIM DIRECTOR
CORPORATE SERVICES**