

COMMITTEE DATE: [12/01/2016](#)

Application Reference: **15/0228**

WARD: Warbreck
DATE REGISTERED: 31/07/15
LOCAL PLAN ALLOCATION: No Specific Allocation

APPLICATION TYPE: Full Planning Permission
APPLICANT: Belsfield Care

PROPOSAL: Use of premises as four self contained permanent flats with associated landscaping/car parking and works following demolition of existing rear extensions and alteration to existing garage.

LOCATION: 6-8 CARLIN GATE, BLACKPOOL, FY2 9QX

Summary of Recommendation: Grant Permission

CASE OFFICER

Mr Gary Johnston

SUMMARY OF RECOMMENDATION

The proposal would involve the re-use of existing properties as flats and hence it would be consistent with paragraph 51 of the National Planning Policy Framework (NPPF), Policy HN5 of the Blackpool Local Plan and Policy CS12 of the emerging Core Strategy. The flats would meet the minimum requirements of the New Homes from Old Places Supplementary Planning Document (SPD) in terms of overall sizes and room sizes and would have storage space, an amenity area and off street car parking (plus two would have secure covered cycle storage) and hence the flats are considered acceptable in terms of paragraph 17 of the NPPF, Policies HN5 and HN6 of the Local Plan and Policies CS7 and CS13 of the emerging Core Strategy. It is not considered that the flats would have a significantly detrimental impact on the amenity of neighbours nor on highway safety and hence there is not considered to be any conflict with Policies BH3 and AS1 of the Local Plan or with Policy CS7 of the emerging Core Strategy.

INTRODUCTION

Some Members will recall that applications relating to 6-8 Carlin Gate, 4 Carlin Gate and 4 St Stephens Avenue have been before the Committee before (details are listed below). This application is one of three applications for the properties which are owned by the applicants. The three applications are -

15/0227 -Erection of roof lift to existing rear extension to provide five additional bedrooms and lounge and provision of three additional car parking spaces to rear following demolition of existing lounge. (**4 St Stephens Avenue**).

15/0228 -Use of premises as four self contained permanent flats with associated landscaping and works following demolition of existing rear extensions and alteration to existing garage. **(6-8 Carlin Gate)**.

15/0229 - Use of land as communal garden in association with existing rest homes at 4 St Stephens Avenue and 4 Carlin Gate following demolition of existing rear extensions at 6-8 Carlin Gate. **(6-8 Carlin Gate and 4 Carlin Gate/4 St Stephens Avenue)**.

These applications follow on from previous applications which sought to link 4 St Stephens Avenue to 4 Carlin Gate and redevelop 6-8 Carlin Gate. Outline planning applications with references 12/0700 and 13/0754 were withdrawn. Outline Planning Application reference 13/0301 for the erection of a two storey link extension to connect existing rest homes at 4 Carlin Gate and 4 St Stephens Avenue to form an additional lounge and 12 bedrooms, and erection of two semi-detached, two-storey dwellinghouses with integral garages, with associated access, parking and landscaping to the rear for use by the extended rest homes following demolition of 6-8 Carlin Gate, was refused by the Planning Committee at its meeting on 22 July 2013 (a subsequent application 14/0150 - *Erection of two storey link extension to connect existing rest homes at 4 Carlin Gate and 4 St Stephens Avenue to form an additional lounge and 10 bedrooms, and erection of two semi-detached, two-storey dwellinghouses with associated vehicle access, parking and landscaping to rear for use by rest homes following demolition of 6-8 Carlin Gate was withdrawn.*

The reasons for refusal for 13/0301 are listed below:

1. The proposed extensions and alterations, linking 4 Carlin Gate and 4 St. Stephens Avenue and extending into residential gardens at the rear of 6-8 Carlin Gate would constitute an over-development of the plots and would have a significantly detrimental impact on the residential amenities of adjoining occupants and the visual amenities and character of the wider area by virtue of their size, scale, massing, close proximity to the boundaries and fenestration resulting in overlooking, visual intrusion and a development which is overly intensive and out of character within a residential setting. The proposed link extension would also be detrimental to future occupants by virtue of the proximity of windows to boundary walls resulting in lack of natural light and lack of outlook. The proposal would therefore be contrary to Policies LQ1, LQ14, BH3 and BH24 of the Blackpool Local Plan 2001-2016.
2. The proposal would create an inadequate vehicle access off Carlin Gate to substandard parking facilities to the rear of 6-8 Carlin Gate which would result in vehicle conflict, leading to vehicles having to reverse out of Carlin Gate and around tight corners with poor visibility. This would be contrary to highway safety and the free flow of traffic within the site. Furthermore the under-provision of useable parking spaces would lead to additional on street parking within the vicinity of the site which would lead to congestion and impede the free flow of traffic and would be detrimental to residential and visual amenity. The proposal would therefore be contrary to Policies LQ1 and AS1 of the Blackpool Local Plan 2001-2016.
3. It has not been demonstrated that 6-8 Carlin Gate could not be brought back into viable use and the demolition of 6-8 Carlin Gate is therefore unsustainable. Furthermore, the two-storey domestic scale of the replacement dwellings proposed at 6-8 Carlin Gate would be out of character with the neighbouring properties at 4 Carlin Gate and 10-12 Carlin Gate and would therefore be an incongruous feature in the streetscene. The proposal would therefore be contrary to Policies LQ1, LQ4 and LQ8 of the Blackpool Local Plan 2001-2016.

There have been numerous applications for the use/new build and extensions to 4 St Stephens Avenue, 4 Carlin Gate and 6 Carlin Gate in recent years and they are listed below:

4 St Stephens Avenue:

86/0420 – Use of premises as a rest home. Granted 22 April 1986.

86/0916 - Erection of two-storey side extension and extension to rear dormer and erection of external staircase. Granted 06 August 1986.

88/1571 - Erection of part two-storey and part single-storey rear extensions. Granted 29 November 1998.

92/0667 - Erection of first floor rear extension to rest home. Granted 20 October 1992.

93/0810 - Erection of first floor rear extension to rest home. Granted 19 October 1993.

95/0574 - Use of premises as a rest home and nursing home. Granted 11 October 1995.

98/0019 - Erection of single storey rear extension to provide additional bedrooms with en-suite facilities. Refused 06 April 1998 for the following reasons:

- The proposal would be contrary to the provisions of Policy E13 of the Blackpool Borough Local Plan, because the development, by reason of its size and site coverage is out of character with the surrounding area and the general residential scale of properties in St Stephens Avenue, Holmfield Road and Carlin Gate. Approval of the development would make it difficult for the Council to resist other similar extensions elsewhere in the vicinity, which cumulatively would have a seriously detrimental effect upon the character of the area by significantly reducing the space about properties.
- The proposal would be contrary to the provisions of Policy TR6 of the Blackpool Borough Local Plan because the development, by increasing demand for car parking whilst reducing the available parking spaces at the premises, would lead to increased on street parking to the detriment of highway safety and residential amenity.

98/0319 - Erection of single storey rear extension to provide additional bedrooms with en-suite facilities and creation of vehicular access and car parking space to front. Refused 22 June 1998 but granted on appeal.

- The proposal would be contrary to the provisions of Policy E13 of the Blackpool Borough Local Plan, because the development, by reason of its size and site coverage is out of character with the surrounding area and the general residential scale of properties in St Stephens Avenue, Holmfield Road and Carlin Gate. Approval of the development would make it difficult for the Council to resist other similar extensions elsewhere in the vicinity, which cumulatively would have a seriously detrimental effect upon the character of the area by significantly reducing the space about properties.
- The proposal would be contrary to the provisions of Policy TR6 of the Blackpool Borough Local Plan because the development, by increasing demand for car parking whilst reducing the available

parking spaces at the premises, would lead to increased on street parking to the detriment of highway safety and residential amenity.

98/0319 - Erection of single storey rear extension to provide additional bedrooms with en-suite facilities and creation of vehicular access and car parking space to front. Refused 22 June 1998 but granted on appeal.

10/1309 - Erection of three storey side extension, first floor rear extension and alterations to main roof to create mansard roof with a gable to the front elevation, dormer windows to the front, sides and rear. Extensions and alterations will form 32 en-suite bedrooms at existing care home. Granted 14 January 2011.

11/0510 - Erection of three storey side extension, first floor rear extension and alterations to main roof to create mansard roof with a gable to the front elevation, dormer windows to the front, sides and rear. Extensions and alterations will form 38 en-suite bedrooms at existing care home. Refused 08 September 2011 for the following reason:

- The proposed extensions and alterations would constitute an over-development of the plot and would have a significantly detrimental impact on the residential amenities of adjoining occupants and the visual amenities and character of the wider area by virtue of their size, scale, massing, close proximity to the common boundaries and fenestration resulting in an overbearing impact, overlooking, visual intrusion, loss of natural light, loss of outlook, loss of car parking facilities and a lack of useable amenity space for the residents of the home. In addition it is considered that the proposals would lead to additional on street parking within the vicinity of the site which would lead to congestion and would be detrimental to residential and visual amenity. The proposals would therefore be contrary to Policies LQ1, LQ14, BH3, BH24 and AS1 of the Blackpool Local Plan 2001-2016.

11/1000 - Erection of three storey side extension, first floor rear extension and alterations to main roof to create mansard roof with a gable to the front elevation, dormer windows to the front, sides and rear. Extensions and alterations will form 36 en-suite bedrooms at existing care home. Refused 19 January 2012 for the following reason:

- The proposed rear extension, when added to other constructed and approved extensions, would constitute an over-development of the plot and would have a significantly detrimental impact on the residential amenities of adjoining occupants by virtue of its size, close proximity to the common boundaries and fenestration resulting in an overbearing impact, overlooking, visual intrusion, loss of natural light, loss of outlook and a lack of useable amenity space for the residents of the home. The proposals would therefore be contrary to Policies LQ1, LQ14, BH3 and BH24 of the Blackpool Local Plan 2001-2016.

4 Carlin Gate:

06/0203 - Erection of three-storey detached building with basement, additional accommodation within the roofspace and two-storey section at the rear to form 37 bedroom nursing/ care home with provision of eight car parking spaces. Refused 12 June 2006 for the following reason:

- The proposal would be contrary to policies BH3 and BH24 of the Blackpool Local Plan 2001-2016 by reason of the intensity of development within the application site, the resultant number of properties in such use in the locality and impact on amenity of nearby residents.

06/0524 - Erection of three-storey detached building with basement, additional accommodation within the roofspace and two-storey section at the rear to form 37 bedroom nursing/care home with provision of car parking spaces at the front and rear. (Re-submission of application 06/0203). Granted 04 September 2006.

07/0998 - Erection of three-storey detached building with basement and two-storey section at the rear, both incorporating accommodation within the roofspace, to form 40 bedroom nursing/care home with provision of six car parking spaces at the front and rear. (Amendment to planning permission 06/0524). Granted 28 April 2008.

08/1198 - Elevational alterations to three storey detached care/nursing home (amendments to planning permission 07/0998). Granted 12/01/2009.

6-8 Carlin Gate:

04/0523 - Use of premises as single private dwellinghouse and conversion of rear extension to form additional living accommodation to provide guest facilities for private use. Granted 13 July 2004.

07/0593 - Use of premises as a single private dwellinghouse by no more than six residents living together as a single household (including a household where care may be provided for residents) (Certificate of Lawfulness for Proposed Use). Refused 18 October 2007 for the following reason:

- The applicant has failed to provide sufficient information, with particular reference to the intended future residents and the nature and extent of any care to be provided for those residents, to enable the Local Planning Authority to properly assess the application submission and to be in a satisfactory position to confirm whether the proposed use falls within Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

The site has no allocation in the Blackpool Local Plan 2001-2016.

SITE DESCRIPTION

This application relates to a pair of semi detached properties on the northern side of Carlin Gate approximately 100m to the east of the junction with Queens Promenade. There are further semi detached properties to the east and to the rear fronting St Stephens Avenue. On the southern side of Carlin Gate are three detached houses and the Casino which extends between Carlin Gate and Knowle Avenue. The application properties are substantial two storey properties with accommodation in the roof space. To the rear of the properties are ancillary outbuildings and the garden area is overgrown. Currently the rear garden extends some 24 metres from the bay on the rear elevation of the properties. There is a substantial conifer tree on the boundary between the two properties. To the west of the properties, set at a slightly higher level is a relatively new care home that is owned by the applicants.

DETAILS OF PROPOSAL

This application is for the conversion of the two properties into four flats – two on the ground floor, each with two bedrooms, and two on the first and second floors, each with three bedrooms. The existing side entrances to 6 and 8 Carlin Gate would be used to access the flats. One of the existing garages would be retained (at 6 Carlin Gate) and it would be subdivided to provide storage/cycle

storage for two of the flats. It is intended to demolish the other garage and ancillary buildings in the rear garden and provide four car parking spaces and a rear garden area for the flats of some 5.5 metres in depth by 10 metres in length (the remainder of the garden area would be attached to 4 Carlin Gate/ 4 St Stephens Avenue – see application 15/0229). Bin storage would be provided for the flats in 6 Carline Gate at the side of the property and in the rear garden for the flats in 8 Carlin Gate.

MAIN PLANNING ISSUES

The main planning issues are considered to be:

- principle of the development
- standard of the development
- impact on residential amenity
- impact on highway safety

These issues will be discussed in the assessment section of this report.

CONSULTATIONS

Head of Transportation: I have no objection to this proposal. Off street parking is provided as part of the development. On Street parking is currently unrestricted and undersubscribed.

PUBLICITY AND REPRESENTATIONS

Site notice displayed : 6 August 2015

Neighbours notified : 6 August 2015 and 7 December 2015

Mrs Susan Giacomini, 3 CARLIN GATE - I agree to the improvements of 6 and 8 Carlin Gate as both these properties are in poor condition after being deliberately neglected by the owner hoping to have them demolished (application refused in July 2014) but I strongly object to the loss of the rear gardens of both properties by joining them to 4 Carlin Gate. This would impact on the local residents through loss of privacy, increased noise and unacceptable disturbance. It would also make the Care Home exceed the 10% limit. I also object to the associated plans for the rear extension and increased bedrooms of 4 St. Stephens as over intensification of the site and the joining of the two care homes. The original granting of the Care Home at 4 Carlin Gate was with the proviso that it should not and never should be joined to 4 St. Stephens Avenue. In response to the re-notification in December, I re-iterate my objection as stated in my previous letter. I totally oppose the loss of the rear gardens of 6 and 8 Carlin Gate and joining them to No. 4. This would contravene planning laws.

FC Cove, 10 CARLIN GATE - comments on original plans - no objections in principle to the conversion subject to the whole of the rear garden being retained.

Comments on revised plans - concerned about disturbance which would result from cars using the drive at the side of 8 Carlin Gate and the noise and disturbance which would be associated with this activity.

Mr M Farrell, 8 ST STEPHENS AVENUE -We agree that the improvements are needed to 6-8 Carlin Gate. Last year Belsfield wanted to demolish these buildings and it is to be welcomed that this was refused and that they should be redeveloped to viable use. This has not happened yet. When Belsfield bought these properties, 8 Carlin Gate was already used as flats but No. 6 was a single residence so would therefore be a change of use. We object to the plans for the garden area as use for the residents of 4 Carlin Gate and 4 St Stephens. This would increase the footprints of these care homes and would cross three existing boundaries as registered at the Land Registry. It would therefore increase the area of the care homes to over 10%. If this application was granted who is to say that Belsfield would try to increase development of the two care homes on this land.

Mr B and Miss G Walsh and Laird, 10 ST STEPHENS AVENUE - objects to the proposal on the basis that the proposed garden area would be too small, on the basis of the loss of part of the rear garden area and on the basis that there are already too many flats and family houses are needed

NATIONAL PLANNING POLICY FRAMEWORK

Paragraph 14 establishes a presumption in favour of sustainable development

Paragraph 17 sets out the core principles of which a good standard of design and amenity is one

Paragraphs 48 – 55 deal with housing and paragraph 51 seeks to ensure unused or underused buildings are brought back into beneficial residential use

Paragraphs 56 – 65 deal with design

SAVED POLICIES: BLACKPOOL LOCAL PLAN 2001-2016

The Blackpool Local Plan was adopted in June 2006 and the majority of its policies saved by direction in June 2009. The following policies are most relevant to this application:

Policy HN4 – windfall sites for housing

Policy HN5 – conversion of properties to residential

Policy HN6 – housing mix

Policy BH3 – amenity

Policy BH10 - open space

Policy AS1 – general traffic/ highway considerations

EMERGING PLANNING POLICY

The Core Strategy Proposed Submission was submitted to the Planning Inspectorate in December 2014 and an Inspector conducted an examination of the Core Strategy in May 2015. Consultation has taken place on modifications to the Core Strategy arising from the examination and the results of this consultation have been forwarded to the Inspector and he has considered them. He has now published his final report on the Core Strategy and the document will be adopted early in 2016

Paragraph 216 of the NPPF allows relevant policies to be given weight in decision-taking according to the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given); the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and the degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF. Overall, a limited number of representations were received to the Proposed Submission document. Of those representations made expressing concern with the proposed policies, it is not considered that the

issues raised justify the need for modifications to be made to the policies prior to submission (other than minor modifications to improve clarity for example). Therefore, the Council considers that, due to the advanced stage of the Core Strategy all relevant policies to this development should be given considerable weight in decision making.

Emerging policies in the Core Strategy Submission version that are most relevant to this application are:

Policy CS1 - Strategic Location of Development
Policy CS2 - Housing Provision
Policy CS7 - Quality of Design
Policy CS12 - Sustainable Neighbourhoods
Policy CS13 - Housing Mix, Density and Standards

None of these policies conflict with or outweigh the provisions of the adopted Local Plan policies listed above.

New Homes From Old Places Supplementary Planning Document (SPD)
Housing Technical Standards 2015
SPG11 - Open space in new residential developments

ASSESSMENT

- **Principle of the development**

The principle of using the property as flats would be consistent with paragraph 51 of the National Planning Policy Framework (NPPF) and Policy HN5 of the Blackpool Local Plan. In addition the proposal would be consistent with Policy CS12 of the emerging Core Strategy. The property is outside the defined inner area and hence there is not the same concern about conversion to flats as there would be if the property was within the defined inner area. The key issues are therefore the size of the flats, the amenity space associated with the flats and bin storage/parking.

- **Standard of the development**

The proposal is to create two x two bedroom flats and two x three bedroom flats. This would be consistent with Policy HN6 of the Blackpool Local Plan. Each flat would have one off street parking space. The ground floor flats would have a floor area of 62 sq m and the first floor flats would have a floor area of 72 sq m. These sizes would accord with the national technical standards which have now been incorporated in the New Homes from Old Places SPD. The individual room sizes would meet the standards and the ceiling height would be acceptable for the ground floor flats. The first floor flats would have some accommodation in the roofspace and the reduced head height has been accounted for in the overall floorspace calculation. The flats in 6 Carlin Gate would have storage space in the existing garage which would be split in two. A shared garden area of some 55 sq metres would be provided. It is considered that the proposed development would provide a good standard of amenity for the occupiers of the flats and hence would be consistent with paragraph 17 of the NPPF, Policies HN5 and HN6 of the Blackpool Local Plan, Policies CS7 and CS13 of the emerging Core Strategy and the New Homes from Old Places SPD.

- **Impact on residential amenity**

It is not felt that the use of the property as flats would have a significantly detrimental effect on the amenities of local residents. The key issue is the proposed location of the car parking area and the potential impact that this would have on the amenities of the occupiers of neighbouring residential

properties. In terms of numbers 6, 8 and 10 St Stephens Avenue to the north it is felt that the separation of some 13 metres to their rear gardens is considered acceptable. In terms of 10 Carlin Gate the parking would be adjacent the garage in the rear garden of number 10 and hence this would act as a buffer. There are windows on the side of 10 Carlin Gate and a 1.3 metres (approximately) high wall divides the two properties. It is not felt that the vehicle movements associated four flats would be so significant so as to have a significantly detrimental impact on the amenities of the occupiers of no 10 Carlin Gate. In terms of paragraph 17 of the NPPF, Policy BH3 of the Blackpool Local Plan and Policy CS7 of the emerging Core Strategy it is considered that the proposal would not adversely affect the amenities of neighbouring residents.

- **Impact on highway safety**

The proposal would provide for one parking space per flat which is considered acceptable given the proximity of the site to Queens Promenade and bus/tram services. In addition the two flats in 6 Carlin Gate would have secure covered cycle storage which could reduce reliance on the private motor car. It is not felt that the proposal would conflict with Policy AS1 of the Blackpool Local Plan.

- **Other matters**

The bin storage for the flats in 6 Carlin Gate would be reasonably accessible to the flats as it would be sited in the side drive and it would not be too far from Carlin Gate in terms of bin carry distance. The bin storage for the flats in 8 Carlin Gate would be less conveniently located as it would be sited in the rear garden and would involve a lengthy bin carry distance. On its own this is not considered that this deficiency is enough to warrant refusal of the application. As the proposal involves the conversion of the property from one form of residential development to another no open space contribution is required.

LEGAL AGREEMENT AND/OR DEVELOPER FINANCIAL CONTRIBUTION

None

HUMAN RIGHTS ACT

Under Article eight and Article one of the first protocol to the Convention on Human Rights, a person is entitled to the right to respect for private and family life, and the peaceful enjoyment of his/her property. However, these rights are qualified in that they must be set against the general interest and the protection of the rights and freedoms of others. It is not considered that the application raises any human rights issues.

CRIME AND DISORDER ACT 1998

The contents of this report have been considered in the context of the Council's general duty, in all its functions, to have regard to community safety issues as required by section 17 of the Crime and Disorder Act 1998.

BACKGROUND PAPERS

Planning Application File(s) 15/0228, which can be accessed via the link below:

<http://idoxpa.blackpool.gov.uk/online-applications/search.doaction=weeklyList>

Recommended Decision: Grant Permission

Conditions and Reasons

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development shall be carried out, except where modified by the conditions attached to this permission, in accordance with the planning application received by the Local Planning Authority on 31 July 2015 including the following plans:

Location Plan stamped as received by the Council on 31 July 2015
Drawing numbered 2200.12 stamped as received by the Council on 03 December 2015.

Reason: For the avoidance of doubt and so the Local Planning Authority can be satisfied as to the details of the permission.

3. a) No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details shall include any proposed changes to existing ground levels, means of enclosure and boundary treatment, areas of soft landscaping, hard surfaced areas and materials, planting plans specifications and schedules (including plant size, species and number/ densities), existing landscaping to be retained, and shall show how account has been taken of any underground services.

b) The landscaping works shall be carried out in accordance with the approved details within the first planting season following completion of the development hereby approved or in accordance with a programme agreed in writing by the Local Planning Authority (whichever is sooner.)

c) Any trees or shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die, or become severely damaged or seriously diseased within five years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its written consent to any variation.

Reason. To ensure the site is satisfactorily landscaped in the interests of visual amenity and to ensure there are adequate areas of soft landscaping to act as a soakaway during times of heavy rainfall with regards to Policy LQ6 of the Blackpool Local Plan 2001-2016.

4. Prior to the development hereby approved being first brought into use the refuse storage provision shown on the approved plans shall be provided and shall thereafter be retained.

Reason: In the interests of the appearance of the locality and the residential amenity of

occupants and neighbours, in accordance with Policies LQ1 and BH3 of the Blackpool Local Plan 2001-2016.

5. Prior to the development hereby approved being first brought into use the car parking provision shown on the approved plans shall be provided and shall thereafter be retained.

Reason: In the interests of the appearance of the locality and highway safety, in accordance with Policies LQ1 and AS1 of the Blackpool Local Plan 2001-2016.

6. Prior to the development hereby approved being first brought into use the secure cycle storage provision shown on the approved plans shall be provided and shall thereafter be retained.

Reason: To enable access to and from the property by sustainable transport mode, in accordance with Policy AS1 of the Blackpool Local Plan 2001-2016.

7. No flat shall be occupied until all of the external alterations (including car parking, cycle storage, bin storage, landscaping) and the internal layouts and arrangements have been provided in accordance with the plans hereby approved. The layout of the accommodation and arrangements hereby approved shall thereafter be retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure that the accommodation accords with the Council's approved Supplementary Planning Document, to safeguard the living conditions of the occupiers of the flats and to improve the external appearance of the property in accordance with Policies LQ1, LQ14, BH3 and HN5 of the Blackpool Local Plan 2001-2016.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) no change of use from Use Class C3 (the subject of this permission) to Use Class C4 shall take place without the written approval of the Local Planning Authority.

Reason: To safeguard the living conditions of the occupants of nearby residential premises and to prevent the further establishment of Houses in Multiple Occupation which would further increase the stock of poor quality accommodation in the town and further undermine the aim of creating balanced and healthy communities, in accordance with Policies BH3 and HN5 of the Blackpool Local Plan 2001-2016.

9. A dwarf wall or other means of enclosure shall be retained or erected along the frontage of the premises and details of materials and design of such means of enclosure shall be submitted to and agreed in writing by the Local Planning Authority and constructed in accordance with the approved details prior to the development hereby permitted being first brought into use. Such means of enclosure shall thereafter be retained.

Reason: In the interests of appearance of the locality, in accordance with Policy LQ1 of the Blackpool Local Plan 2001-2016.

10. Before the flats are first occupied a wall or fence of a type to be agreed in writing by the Local Planning Authority shall be erected on the northern boundary of the application site and shall thereafter be retained.

Reason: In the interests of the appearance of the locality, in accordance with Policy LQ1

of the Blackpool Local Plan 2001-2016.

Advice Notes to Developer

1. Please note this approval relates specifically to the details indicated on the approved plans and documents, and to the requirement to satisfy all conditions of the approval. Any variation from this approval needs to be agreed in writing by the Local Planning Authority prior to works commencing and may require the submission of a revised application. Any works carried out without such written agreement or approval would render the development as unauthorised and liable to legal proceedings.