

Application Number 16/0052 – 3 Dunes Avenue, Blackpool - Retrospective application for use of first floor as extension to the existing children's day nursery and to allow an additional 10 children i.e. 25 per session in total.

Decision: Grant Permission

Conditions and Reasons:

1. 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 17th February 2016 including the following plans: Drawing No. DDN 101 Rev A (Present ground floor plan, original first floor plan and present first floor plan); Site location plan.

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

2. No more than 25 children shall attend the nursery at any one time.

Reason: To safeguard the living conditions of the occupants of nearby residential premises, in accordance with Policy BH3 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part1: Core Strategy 2012-2027.

3. The nursery shall not operate outside the hours of 08:00 hrs to 18:00 hours Mondays to Fridays and not at all on Saturdays or Sundays or Bank Holidays/ Public Holidays.

Reason: To safeguard the living conditions of the occupants of nearby residential premises, in accordance with Policy BH3 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part1: Core Strategy 2012-2027.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order) the driveway shall not be used for any purpose which would preclude the parking of motor cars.

Reason: In the opinion of the Local Planning Authority the retention of parking space within the site is of importance in safeguarding the appearance of the locality and highway safety, in accordance with Policies AS1 and LQ1 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part1: Core Strategy 2012-2027.

5. The nursery shall operate in accordance with the information submitted in the applicant's supporting letter dated 19th April 2016 relating to limiting the number of children playing out at any one time to 13.

Reason: In the interests of the amenities of local residents and in accordance with Policy BH3 of the Blackpool Local Plan 2001 - 2016 and Policy CS7 of the Blackpool Local Plan Part1: Core Strategy 2012-2027.

6. The premises shall be used as a children's day nursery and for no other purpose (including any other purpose within Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987) (as amended).

Reason: In order for the Council to retain control over other uses within Class D1 in the interests of safeguarding the character of the area, residential amenity and highway safety in accordance with Policies BH3, BH4, AS1, LQ1 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part1: Core Strategy 2012-2027.

Application Number 16/0105 - 38 Banks Street, Blackpool - External alterations to windows in side and rear elevations and use of premises as altered as three self-contained permanent flats with associated boundary walls and bike store, following demolition of single storey rear extension.

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 23 February 2016 including the following plans: A015/201/P/01.

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

3. No flat shall be occupied until all of the external alterations 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 CS7 and CS13 of the Blackpool Local Plan Part 1: Core Strategy and Policies LQ1, LQ10, LQ14, BH3 and HN5 of the Blackpool Local Plan 2001-2016.

4. 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 and each flat shall solely be occupied by one person unless otherwise agreed in writing with the Local Planning Authority.

Reason: To safeguard the living conditions of the occupants of nearby residential premises and future occupants, 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 CS7 and CS13 of the Blackpool Local Plan Part 1: Core Strategy and Policies LQ1, BH3 and HN5 of the Blackpool Local Plan 2001-2016 and the National Technical Housing Standards.