

COMMITTEE DATE: 23/08/2016

Application Reference: 16/0019

WARD: Talbot
DATE REGISTERED: 22/01/16
LOCAL PLAN ALLOCATION: Defined Inner Area

APPLICATION TYPE: Full Planning Permission
APPLICANT: Mr A Safdar

PROPOSAL: External and internal alterations to include erection of two and three storey rear extensions, alterations to elevations, formation of bin and cycle store, provision of parking to rear and use of premises as altered as a 20 bed hotel, restaurant and function room on lower ground and ground floors and 6 self-contained permanent flats to first, second and third floors.

LOCATION: 77-81 ALBERT ROAD, BLACKPOOL, FY1 4PW

Summary of Recommendation: Grant Permission

CASE OFFICER

Ms P. Greenway

SUMMARY OF RECOMMENDATION

The principle of the loss of holiday accommodation is contrary to policy, however, it would only be a partial loss and the holiday character of the property would be retained on the Albert Road frontage at lower ground, ground and first floors. Since the scheme would not be viable without the quantum of permanent accommodation proposed and the walk-in trade to the hotel restaurant, it is considered that these contrary elements should be accepted in order to stimulate economic growth, secure a refurbishment/upgrade of the property and benefit the appearance of the South Town Centre Main Holiday Accommodation Area.

SITE DESCRIPTION

The property is currently boarded up as a result of a fire; however, prior to that it stood vacant for a number of years. It is a mid-terrace, five storey (including lower ground and a front roof lift) 40 bed hotel, with a sunlounge to the front and a hard-surfaced forecourt behind a low boundary wall. The property has a frontage of some 18 metres to Albert Road and in common with other properties in the road it has substantial rear outriggers. The rear

alley is gated. The street has a strong holiday character and is within the South Town Centre Main Holiday Accommodation Area.

DETAILS OF PROPOSAL

As submitted the proposal was for external and internal alterations to include the erection of two and three storey rear extensions, alterations to elevations, formation of bin and cycle store, provision of parking to rear and use of premises as altered as a 20 bed hotel, manager's accommodation and restaurant on lower ground and ground floors and six self-contained permanent flats to 2nd and 3rd floors (and one outrigger to the first floor). Of the six flats, there would be five x 2 bed flats (one of which would be in the form of a maisonette) and one x 1 bed flat.

It has since been amended to provide better separation between the hotel and permanent flats. A number of the flats have been given roof terraces, their internal arrangements improved and access provided to the rear for refuse disposal. Two of the seven rear parking spaces have been allocated to the flats and a secure bicycle storage room has been provided within the rear of the building.

The application is accompanied by a draft holiday accommodation management plan ('details to be confirmed on commissioning of accommodation') and a financial viability appraisal.

MAIN PLANNING ISSUES

The main planning issues are considered to be:

- the principle of loss of holiday accommodation and its impact on the character of the holiday area.
- the principle of a restaurant outside of the town centre and its impact on vitality and viability of the town centre.
- the impact on amenity of hotel guests, local residents and future occupiers of the permanent flats.

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

CONSULTATIONS

Head of Highways and Traffic Management: No comments have been received at the time of preparing this report. Any comments that are received before the Committee meeting will be reported in the Update Note.

Service Manager, Public Protection: No comments have been received at the time of preparing this report. Any comments that are received before the Committee meeting will be reported in the Update Note.

Police Architectural Liaison Officer: I have conducted a crime and incident search of this policing incident location and during the 12 month period from January 2015 to January 2016 there have been a large number of recorded crimes and incidents including burglary, theft and criminal damage. There have been a large number of recorded offences undertaken at flats and hotels on Albert Road such as theft, criminal damage and burglary.

In order to reduce the opportunity for criminal activity at the development, the Police Architectural Liaison Officer makes security recommendations regarding doors and windows. External doorsets should be illuminated with dusk till dawn light units and electronic access control to individual hotel bedrooms should be installed (crimes have been reported in this location whereby offenders have entered rooms and taken property due to them being insecure). CCTV to the hotel is recommended to provide reassurance to their customers and to deter potential offenders from committing criminal activity. Good illumination of the rear parking area is also recommended so as to discourage criminal activity.

PUBLICITY AND REPRESENTATIONS

Site notice displayed: 25 January 2016

Neighbours notified: 25 January 2016

Objections have been received from 67, 70-72, 75, 91, 95, 102, 115 Albert Road; 38, 40-42 Charnley Road.

The general form of the objections is that the local hoteliers welcome the prospect of the 20 bedroom hotel, however they consider that the inclusion of six permanent flats goes against the Council's planning policy for this area. They have lived and worked on Albert Road and surrounding areas for many years and feel that the inclusion of permanent flats within the main holiday accommodation area will have a bad long term impact on the area. Permanent flats in the area have in the past brought trouble to the area with drunks, drugs and 'unsavoury characters', an obvious downside to visiting holiday makers and adversely affect their businesses. The inclusion of six permanent flats will not safeguard the holiday accommodation within the area. They are also concerned that the flats would be filled with 'undesirables' and result in anti-social behaviour, fly-tipping etc. and become Houses in Multiple Occupation.

NATIONAL PLANNING POLICY FRAMEWORK

Paragraph 2 requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions.

Paragraph 11 reiterates this requirement.

Paragraph 12 states that the National Planning Policy Framework does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up to date Local Plan should be approved and proposed

development that conflicts should be refused unless material considerations indicate otherwise. It is highly desirable that Local Planning Authorities have an up to date plan in place.

Paragraph 14 states - at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For decision-taking this means:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as whole; or
 - specific policies in this Framework indicate development should be restricted.

The National Planning Policy Framework places a heavy emphasis on sustainable development and the need for the planning system to be proactive in driving economic growth. There is a presumption in favour of development where there are no over-riding material considerations. Developments must be of high quality design and offer a good standard of amenity. The National Planning Policy Framework states that planning should be genuinely plan-led to reflect local need and circumstance. The National Planning Policy Framework also makes it clear that Local Planning Authorities should set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth. The protection and enhancement of Blackpool's main holiday areas is central to the Council's vision for regenerating the resort, driving economic growth and ultimately creating more balanced and healthy, sustainable communities.

BLACKPOOL LOCAL PLAN PART 1: CORE STRATEGY

The Blackpool Local Plan: Part 1 - Core Strategy was adopted by the Council at its meeting on 20 January 2016 and significant weight can now be given to the policies of the Core Strategy. Certain policies in the Saved Blackpool Local Plan have now been superseded by policies in the Core Strategy (these are listed in the appendices to the document). Other policies in the Saved Blackpool Local Plan will remain in use until Part 2 of the new Local Plan is produced.

The policies in the Core Strategy that are most relevant to this application are -

CS4 Retail and other Town Centre uses

1. In order to strengthen Blackpool Town Centre's role as the sub-regional centre for retail on the Fylde Coast, its vitality and viability will be safeguarded and improved by:
 - a. Focusing new major retail development in the town centre to strengthen the offer and improve the quality of the shopping experience.

- b. The preparation and implementation of a Town Centre Strategy and Action Plan, working with stakeholders to arrest decline and restore confidence in the town centre.
2. For town, district and local centres within the Borough, retail and other town centre uses will be supported where they are appropriate to the scale, role and function of the centre.
3. In edge of centre and out of centre locations, proposals for new retail development and other town centre uses will only be permitted where it can be demonstrated that:
 - a. it is a tourism attraction located in the Resort Core in accordance with policy CS21; or
 - b. there are no more centrally located/sequentially preferable, appropriate sites available for the development; and
 - c. the proposal would not cause significant adverse impact on existing centres; and
 - d. the proposal would not undermine the Council's strategies and proposals for regenerating its centres; and
 - e. the proposal will be readily accessible by public transport and other sustainable transport modes.
4. The Council, through the Site Allocations and Development Management Development Plan Documents will identify a range of sites for new retail development in Blackpool Town Centre to allow for new comparison goods floorspace over the plan period.

CS7 Quality of Design

1. New development in Blackpool is required to be well designed, and enhance the character and appearance of the local area and should:
 - a. Be appropriate in terms of scale, mass, height, layout, density, appearance, materials and relationship to adjoining buildings.
 - b. Ensure that amenities of nearby residents and potential occupiers are not adversely affected.
 - c. Provide public and private spaces that are well-designed, safe, attractive, and complement the built form.
 - d. Be accessible to special groups in the community such as those with disabilities and the elderly.
 - e. Maximise natural surveillance and active frontages, minimising opportunities for antisocial and criminal behaviour.
 - f. Incorporate well integrated car parking, pedestrian routes and cycle routes and facilities.
 - g. Provide appropriate green infrastructure including green spaces, landscaping and quality public realm as an integral part of the development.
 - h. Be flexible to respond to future social, technological and economic needs.

2. Development will not be permitted that causes unacceptable effects by reason of visual intrusion, overlooking, shading, noise and light pollution or any other adverse local impact on local character or amenity.
3. Contemporary and innovative expressions of design will be supported, where appropriate.

CS11 Planning Obligations

1. Development will only be permitted where existing infrastructure, services and amenities are already sufficient, or where the developer enters into a legal undertaking or agreement to meet the additional needs arising from the development.
2. Where appropriate, planning contributions will be sought in connection with a development to ensure that:
 - a. The particular facilities required for the proposed development, including the provision of necessary infrastructure, services and community facilities are met.
 - b. Any damaging impact on the environment or local amenity arising from the proposed development can be overcome.

CS12 Sustainable Neighbourhoods

To secure a better quality of life for residents and to deliver sustainable neighbourhoods, the Council will support development and investment which:

- a. Provides high quality housing with an appropriate mix of types and tenures to meet the needs and aspirations of existing and future residents and assists with rebalancing the housing market.

CS13 Housing Mix, Density and Standards

New residential development will be required to provide an appropriate mix of quality homes which help to rebalance Blackpool's housing supply and support sustainable communities by:

1. Including a mix of house types and sizes, having regard to the specific character and location of the site. The general requirement is as follows:
 - a. On sites greater than 1 hectare, a maximum of 10% of all homes should be one bedroom, at least 20% of all homes should be two bedrooms; and at least 20% of homes should be three bedrooms or larger, in order to achieve a balanced mix of dwelling sizes within the development;
 - b. On sites between 0.2 and 1 hectare, a mix of dwelling sizes is required within the site, or the proposal should contribute towards a balanced mix of provision in the surrounding area;

- c. On all sites, new flat developments will not be permitted which would further intensify existing over-concentrations of such accommodation and conflict with wider efforts for the comprehensive improvement of the neighbourhood. Developments including more than 10 flats are unlikely to be acceptable on sites in the inner area away from the seafront and town centre. Where flat developments are permitted, at least 70% of flat accommodation should be two bedrooms or more.
2. Providing quality living accommodation, which meet the standards in place for conversions or new build development.
3. Making efficient use of land, with an optimum density appropriate to the characteristics of the site and its surrounding area. Higher densities will be supported in main centres and on public transport corridors.

CS17 Blackpool Town Centre

1. To re-establish the town centre as the first choice shopping destination for Fylde Coast residents and to strengthen it as a cultural, leisure and business destination for residents and visitors, new development, investment and enhancement will be supported which helps to re-brand the town centre by:
 - a. Strengthening the retail offer with new retail development, with the principal retail core being the main focus for major retail development.
 - b. Introducing quality cafes and restaurants to develop a café culture.
 - c. Conserving and enhancing key heritage and entertainment assets within the town centre and complementing these with new innovative development.
 - d. Growing an office sector to create an attractive centre to do business.
 - e. Enhancing the quality of buildings, streets and spaces and connecting the different areas of the town centre, including the seafront, to improve pedestrian movement and improve connections with adjoining resort and residential areas.
 - f. Improving access to the town centre with vibrant and welcoming multi-modal transport gateways.
 - g. Introducing a high quality residential offer in the longer term.

CS21 Leisure and Business Tourism

1. In order to physically and economically regenerate Blackpool's resort core and town centre, the focus will be on strengthening the resort's appeal to attract new audiences year round. This will be achieved by supporting:
 - b. Proposals for new visitor accommodation focused on the town centre, resort core and defined holiday accommodation areas, unless exceptional circumstances justify a peripheral location outside these areas.
 - d. The improvement of existing holiday accommodation and giving marginal, lower quality guesthouses the opportunity to convert to high quality

residential accommodation outside the defined holiday accommodation areas.

There is an identified need to reduce the amount of poor quality holiday accommodation whilst continuing to support high quality holiday accommodation to meet the needs of the 21st century visitor. The Resort Core remains the general focus for holiday accommodation, although more detailed areas concentrated around existing strong holiday area clusters are defined in Policy CS23 and the accompanying Holiday Accommodation Supplementary Planning Document. Elsewhere, the Council will support conversion of holiday accommodation to residential use to create more balanced neighbourhoods (Policy CS12: Sustainable Neighbourhoods).

CS23 Managing Holiday Bed Spaces

To achieve an economically viable level of quality holiday accommodation, the following approach will be adopted to manage a reduction in the oversupply of poor quality holiday bed-spaces:

1. Within the main holiday accommodation areas defined in the Supplementary Planning Document:
 - a. Existing holiday accommodation use will be safeguarded and new or refurbished holiday accommodation will be supported.
 - b. Change of use from holiday accommodation, or the loss of sites used, or last used, as holiday accommodation, will be resisted unless:
 - i. Exceptional circumstances are demonstrated in accordance with the Supplementary Planning Document, or
 - ii. In relation to a promenade frontage, the proposal would provide high quality holiday accommodation alongside a supporting new residential offer. Such proposals would need to comply with the requirements of the Supplementary Planning Document.

To ensure suitable levels of quality holiday accommodation are provided in the most sustainable locations, the policy approach is to identify main holiday accommodation areas where existing hotels and guest houses cannot normally change to alternative uses, including residential. These areas will generally be focused within the defined Resort Core, as shown on the Key Diagram, although may include some areas beyond this boundary as appropriate.

Within these areas, the focus is to safeguard existing holiday accommodation use and support new or refurbished holiday accommodation, to improve the overall quality of supply and enhance the holiday character and appeal of these areas to support their long-term future. Change of use of holiday accommodation to alternative uses, including residential, or the redevelopment of sites in use, or last used, as holiday accommodation for alternative uses, will generally be resisted unless very exceptional circumstances around character and economic viability are demonstrated. Details of the defined holiday accommodation areas (including precise boundaries) and demonstrating exceptional circumstances are set out in the Holiday Accommodation Supplementary Planning Document (SPD). The approach to

having areas where holiday accommodation cannot change to alternative uses is consistent with past policy approaches in Blackpool.

To allow the reduction of holiday bed spaces, the main holiday accommodation areas as defined in the Holiday Accommodation Supplementary Planning Document (HA SPD) have been made smaller to include the strongest clusters of holiday accommodation when assessed against a number of criteria based on land use, location and quality characteristics (further details of the criteria used are set out in the HA SPD).

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:

- LQ1 Lifting the quality of design
- LQ14 Extensions and Alteration
- BH3 Residential and Visitor Amenity
- BH17 Restaurants, Cafes, Public Houses and Take-Aways
- SPD New Homes from Old Places
- SPD Holiday Accommodation – One of the key aims is to provide a focussed support of high quality holiday accommodation offer in the six defined areas of the Cliffs, Lord Street, **South Town Centre**, Foxhall, South Beach and the Pleasure Beach.
 - a) Policy R19 Main Holiday Accommodation Areas (circa 600 hotel premises, 40% of hotels).

In these areas the emphasis is on measures to support their long term future as holiday areas and the policy:

- permits new or improved visitor accommodation.
- promotes the replacement of low quality older holiday accommodation.
- continues to safeguard holiday accommodation use.

Change from holiday accommodation will only be permitted in very exceptional circumstances where properties fundamentally differ in character and it would be without any detriment to the character of the holiday area, with an assessment required indicating that the building is not viable for future holiday use.

ASSESSMENT

Principle

Policy CS23 of the Blackpool Local Plan Part 1: Core Strategy states that within the main holiday accommodation areas, the change of use of holiday accommodation to alternative uses, including residential, or the redevelopment of sites in use, or last used, as holiday accommodation for alternative uses, will generally be resisted unless very exceptional circumstances around character and economic viability are demonstrated.

In this instance the property has been vacant for a number of years and has been boarded up as a result of a recent fire at the premises and bringing it back into economic use is considered to be a material consideration; it would also improve the street scene. In terms of the character of the street, the proposal would result in the property still having the appearance of a hotel on the main front elevation (lower ground, ground and first floors). The only street presence that the permanent flats would have would be a front door to Albert Road and it not considered that the introduction of flats would have an adverse impact on the character of the holiday area. The flats would be two bedroomed and would be generous in size, with roof gardens at the rear, and would be aimed towards the higher end of the market. It would not make good business sense for the applicant to rent out the flats to people who would put off potential hotel guests and adversely affect his hotel business if they felt threatened by the residents above.

In terms of economic viability, the applicant has submitted a financial appraisal which states why a 20 bedroom hotel would be viable but a 40 bedroom would not; and justifies why the permanent flats are needed in income terms to support the overall refurbishment and extensions to bring the hotel up to modern day standards. A professional opinion has been sought on the viability statement and this will be reported further in the Update Note.

The operation of a restaurant independent from the hotel would also be contrary to Policies CS4 and CS17 of the Blackpool Local Plan Part 1: Core Strategy and Policy BH17 of the Blackpool Local Plan which seek to locate such uses to the town and district centres to improve their vitality and viability. Even though this is a holiday area, it quietens down at night and the introduction of a restaurant could easily disturb guests, which would be contrary to Policy CS7 and BH3. The plans have been amended, so that the lower ground floor would become a 40 cover dining/function room and the ground floor front, in addition to a reception and lounge area, would be a 40 cover restaurant with access from the main steps into the hotel as well as from directly within the hotel. The restaurant would be available for hotel guests as well as walk-in trade from the general public. Since the hotel has a potential occupancy of 80 people, it is considered that the 40 cover dining room and 40 cover restaurant are acceptable as it is likely that both would cater for the hotel and the amount of trade diverted from the town centre would be minimal. In this context therefore, the impact on the vitality and viability of the town centre is not considered to be significant. A condition could be imposed preventing the independent use of the restaurant in order to safeguard this aspect of the proposal.

Amenity

In terms of the amenities of the hotel guests, the area would still have the appearance of a main holiday accommodation area and it is not considered that the presence of permanent flats above the hotel would have any significant impact on their enjoyment of the facilities. The submitted holiday accommodation management plan indicates that the administration of the flats would be based on the reception area or as otherwise arranged. The Police Architectural Liaison Officer has made recommendations, which if followed, should reduce the fear of any harm through anti-social behaviour/crime.

Local hoteliers should benefit from the proposal, by having the property brought back into an active, modern hotel use across the lower ground, ground and first floors. The permanent flats should not have an impact on their amenities either as hoteliers, or as local residents. As previously mentioned, a number of the flats (four) would have south east facing roof gardens at the rear to provide amenity space and they could be required to be screened with obscure glazing to protect privacy for residents in the vicinity.

The scheme has been amended to result in a better living environment for future occupiers of the permanent flats, in terms of room arrangements, roof gardens, better storage facilities, a bike store and direct access to the rear for bin stores and two dedicated parking spaces.

Highway Safety/Parking

Although no response has been received yet from the Head of Highways and Traffic Management, it is considered that the traffic generated by a 20 bedroom hotel and six flats is not likely to be as great as the previous use as a 40 bedroom hotel. In addition, the close proximity to the town centre and the provision of cycle storage means that there would be less reliance on the car for the permanent residents.

Other Issues

The New Homes from Old Paces Supplementary Planning Document requires front rooflifts and rear extensions to be removed in order to promote a more residential appearance to permanent accommodation. Since this is a main holiday accommodation area with a holiday character, it is not considered that these measures are required.

CONCLUSION

The principle of the loss of holiday accommodation is contrary to policy, however, it would only be a partial loss and the holiday character of the property would be retained on the Albert Road frontage. Since the scheme would not be viable without the quantum of permanent accommodation proposed, together with the walk-in trade to the hotel restaurant, it is considered that these contrary elements should be accepted in order to stimulate economic growth, secure a refurbishment / upgrade of the property and benefit the appearance of the South Town Centre Main Holiday Accommodation Area. This conclusion is dependent on the financial viability assessment being agreed by the Council's professional advisor.

LEGAL AGREEMENT AND/OR DEVELOPER FINANCIAL CONTRIBUTION

There is no requirement for a commuted sum towards affordable housing under Policy CS14 of the Blackpool Local Plan Part 1: Core Strategy as the property is within the Defined Inner Area; nor is there a requirement for a sum towards general open space provision for the permanent flats under Policy BH10 of the Blackpool Local Plan as this is a conversion from holiday accommodation.

FINANCIAL INTEREST:

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) 16/0019 which can be accessed via the link below:

<http://idoxpa.blackpool.gov.uk/online-applications/search.do?action=simple>

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 22 January 2016 including the following plans:

drawings no. A015/123/P/01 Rev B (Floor Layouts), A015/123/P/02 Rev B (Floor Layouts), A015/123/P/03 Rev B (Elevations), A015/123/P/04 Rev B (Elevations and Basic Section), 1:1250 scale Location Plan.

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

3. 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. The garage shall be reserved specifically for vehicles belonging to occupiers of the permanent flats and shall not be used for any other purpose.

Reason: In the interests of the appearance of the locality and highway safety, in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012 - 2027 and Policies LQ1 and AS1 of the Blackpool Local Plan 2001-2016.

4. Prior to the development hereby approved being first brought into use the secure cycle storage provision shown on the approved plans shall be provided for the use by occupiers of the permanent flats and shall thereafter be retained.

Reason: To enable access to and from the property by sustainable transport mode, in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012 - 2027 and Policy AS1 of the Blackpool Local Plan 2001-2016.

5. 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 be made available for both the hotel and the occupiers of the permanent flats 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 Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012 - 2027 and Policies LQ1 and BH3 of the Blackpool Local Plan 2001-2016.

6. The lower ground floor dining/function room and the ground floor restaurant shall not be operated independently from the hotel. At no time, shall take-away sales of hot or cold food operate from the premises.

Reason: An independent restaurant/hot and cold food take away would be contrary to Policies CS4 and CS17 of the Blackpool Local Plan Part 1: Core Strategy 2012 - 2027 and Policy BH17 of the Blackpool Local Plan 2001 - 2016 which seek to protect the vitality and viability of the town and district centres and in the interests of residential amenity.

7. Notwithstanding the approved details, all privacy screening to the boundaries of the four roof gardens hereby approved, shall be a minimum of 1.7 m high above deck level, constructed with obscure glazed panels and shall thereafter be retained as such.

Reason: To safeguard the living conditions of the occupants of the neighbouring premises, in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012 - 2027 and Policies BH3 and LQ14 of the Blackpool Local Plan 2001-

2016.

8. No flat/maisonette 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, CS12 and CS13 of the Blackpool Local Plan Part1: Core Strategy 2012 - 2027 and Policies LQ1, LQ14, BH3 and HN5 of the Blackpool Local Plan 2001-2016.

9. 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 CS7, CS12 and CS13 of the Blackpool Local Plan Part1: Core Strategy 2012 - 2027 and Policies BH3 and HN5 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.
2. The applicant is advised to implement all the security measures detailed in the letter from the Designing Out Crime Officer, Lancashire Constabulary, dated 2 January 2016.