

COMMITTEE DATE: [27/09/2016](#)

Application Reference: **16/0191**

WARD: Greenlands

DATE REGISTERED: 20/04/16

LOCAL PLAN ALLOCATION: No Specific Allocation

APPLICATION TYPE: Full Planning Permission

APPLICANT: Mr D Parsons

PROPOSAL: Erection of four semi-detached dwelling houses and associated off street car parking with access from Pearl Avenue.

LOCATION: Land to the rear of 57-61 Bispham Road, Blackpool

Summary of Recommendation: Agree in principle and delegate approval to the Head of Development Management.

CASE OFFICER

Mr M Shaw

SUMMARY OF RECOMMENDATION

The proposal has been amended reducing a terrace of five dwellings with accommodation over three floors to four x two storey dwellings (two pairs of semis) and is now considered an acceptable form of development on the site subject to a number of conditions, including suitable up-grading works to the shared access directly in front of the site. It is recommended that the application be agreed by the Committee and deferred for delegation once the ownership of the access has been resolved and the appropriate ownership notices served.

SITE DESCRIPTION

This is a detailed application site measures approximately 31 metres long by 26 metres wide and has recently been cleared having earlier been used as allotments. The land fronts onto a shared unadopted access abutting Pearl Avenue, a short cul-de-sac, comprising two detached houses. To the rear of the site are terraced houses on Bromley Close, the front elevations of these houses face the application site with pedestrian only access to their front elevations.

DETAILS OF PROPOSAL

Detailed planning application involving the erection of four x two storey semi-detached houses fronting onto the shared access which itself is accessed from Pearl Avenue. The

proposal would widen the shared access directly in front of the site to 5 metres and upgrade the surface to accommodate the extra traffic (details to be agreed by condition). Off street car parking would be provided to the front of each dwelling with room for two parking spaces per dwelling. The application has been amended from five terraced dwellings with accommodation over three floors to four semi-detached houses confined to two floors, each dwelling, as amended, providing 84 sqm of floorspace. The two pairs of houses are shown to have shallow pitched hipped roofs with a maximum height of 7.230 metres as opposed to the previous 8.5 metre high gable roof terraced houses.

MAIN PLANNING ISSUES

The main planning issues are considered to be:

- Principle of Development
- Impact on Residential Amenity
- Quality of Accommodation Proposed
- Access/ Car Parking/ Impact on Highway Safety
- Other Matters

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

CONSULTATIONS

Head of Transportation - The access road is in poor condition, mainly due to the fact that this is an unadopted highway. I would recommend a surface treatment scheme to cover the development frontage, agreement should be sought from neighbouring frontages who also have a responsibility to maintain this unadopted highway. Future owners should be made aware that the upkeep and maintenance will be their responsibility and not Blackpool Council as the Highway Authority. The aisle width to the parking spaces is sub-standard and may give difficulty to future occupants in terms of access, suggest the bin stores are relocated to allow better access for vehicles.

As the street is classed as a back street, it is probably only lit to back street lighting standards, therefore additional lighting is to be considered. The flagged path to the north of the proposal site is public highway. Any damage to this area must be put right. The highway to be left in the state it is found. Suggest a joint dilapidation survey is undertaken with the Highways Authority. A Construction Management Plan to be conditioned. The properties will require formal postal addresses.

Any further comments on the amended plan will be reported in the Update Note.

United Utilities Plc (Water) United Utilities will have no objection to the proposed development provided that the following conditions are attached to any approval: Foul and surface water shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution.

Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly. The development shall be completed in accordance with the approved details.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the National Planning Policy Framework and National Planning Practice Guidance.

Prior to the commencement of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the Local Planning Authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum: The arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a Resident's Management Company; and arrangements concerning appropriate funding mechanisms for its ongoing maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as ongoing inspections relating to performance and asset condition assessments, operation costs, regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime. The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development.

We recommend the developer also contacts the Local Planning Authority along with the Lead Local Flood Authority to discuss surface water drainage as they will ultimately be the decision maker on this matter.

In accordance with the National Planning Policy Framework and the National Planning Practice Guidance, the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way. The National Planning Practice Guidance clearly outlines the hierarchy to be investigated by the developer when considering a surface water drainage strategy. We would ask the developer to consider the following drainage options in the following order of priority:

1. into the ground (infiltration);
2. to a surface water body;
3. to a surface water sewer, highway drain, or another drainage system;
4. to a combined sewer.

The purpose of the planning system is to help achieve sustainable development. This includes securing the most sustainable approach to surface water disposal in accordance with the surface water hierarchy. It is important to explain that the volume arising from surface water flows can be many times greater than the foul flows from the same development. As a result they have the potential to use up a significant volume of capacity in our infrastructure. If we can avoid and manage surface water flows entering the public sewer, we are able to significantly manage the impact of development on wastewater infrastructure and, in accordance with Paragraph 103 of the National Planning Policy Framework, minimise the risk of flooding. Managing the impact of surface water on wastewater infrastructure is also more sustainable as it reduces the pumping and treatment of unnecessary surface water and retains important capacity for foul flows.

Blackpool Services, Contaminated Land - The land has been used as open space with garage and small holdings. As it is unknown what the small holdings were used for and Google mapping shows an accumulation of building materials on the land. A Phase 1 desk study is requested, if this shows that there is a likelihood of contamination being present than this shall be followed by A Phase 2 Site Investigation.

Waste Services Manager: 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.

PUBLICITY AND REPRESENTATIONS

Two site notices displayed: 21 April 2016

Neighbours notified: 20 April 2016 and re-notified of amendments 25 August 2016 and the comments received in response are as follows:-

1 PEARL AVENUE (Objects) x 3

No problem with building houses though concerned about where builders vehicles will be parked. Pearl Avenue does not have much room for parking at present. However the inclusion of part of the access road within the application site is opposed as this gives access to other properties. This access is part owned by 1 Pearl Avenue and cannot be blocked.

7 BROMLEY CLOSE (Objects) x 2

As one of the few remaining resident owners and original builders of the existing 30 properties that are known as Bromley Close and include part of Pearl Avenue, we wish to make what we consider to be the following informed comments and observations and complaints regarding the above proposed development and have no wish be considered "NIMBY s".

Our observations are:

The submitted plans being titled: "Proposed New Dwellings," Land to The Rear of 7-13 Bromley Close, is misleading as such and we feel their title may have bearing on or affect any final decision made regarding the application. This Land, a former allotment of forty years duration is to the rear of 57 Bispham Road and will be facing the front of all relevant properties on Bromley Close which has been a pedestrian access only frontage, with service

access road to the rear from Warley Road.

Validity: We duly note that its boundaries do not appear to validly reconcile or align with any copies of title deeds which are available at the "Land Registry" In particular Title No: LAN22247.

Further scrutiny of the plans' first resubmission appears to show an acquired extended boundary which also includes parts of the public Highway/Carriageway of Pearl Avenue and the whole of the access road covering the rear of 57/61 Bispham Road including the side access to 1 Pearl Avenue to which we believe others hold due " Title absolute".

Restrictions and Covenants: Having known the allotments' previous owners for thirty-five plus years we were led to believe that a restrictive deed of covenant was in place preventing building on that particular plot of land . Has this now been revoked or removed from the title deeds, or has it outrun its allotted time span?

With regard to the buildings proposed alignment : can we assume from the earlier completed development just fifty yards due south, that the building line being followed will be from that of Rathmore Gardens in regards to elevation, line and height and be of the same design and construction ,which will therefore give a ground-floor level height of approximately 1.8 to 2 metres higher than the ground elevation of those of Bromley Close.

Excessive Height due to "Loft-space Accommodation" According to the submitted drawings the proposed height of these new buildings will be 8.5 metres. This is unacceptable as our existing properties and the adjacent Pearl Avenue properties are only 6.4 metres ridge height. The proposed new build would therefore tower some 3.9 to 4.1 metres above those of Bromley Close.

Being Overlooked. It appears all the upper floor windows will be looking down directly into our front room and bedroom windows . This includes the proposed "Roof Accommodation" windows which are shown on plan as facing west which will also directly overlook our properties, giving direct down and through views into our front living room and bedroom windows. With the new build ground floors already expected to be some 1.8 to 2 Metres above those of 7 to 10 Bromley Close due to our homes being situated in a dip at the bottom of a hill, we would like to know if the current dilapidated boundary fencing will either be replaced or repaired with one of similar height and construction? The proposal does not meet privacy distance standards.

Trees and Potential problems- Having already expressed our own concerns and those of our neighbours from 8 ,9,10 Bromley Close (Potentially the most affected by all this). Similarly all four home owners have noted that tree planting is proposed in each plot's rear garden. We have aa, jointly and severally (Since the allotment became a "Commercial Viability") had some difficulty in the past two years or so contacting and or liaising with successive new landholders to arrange or carry out effective fence repairs or manage overgrown trees. Although we are in no position to dictate matters we would all appreciate it if "Manageable Bushes or Shrubs" were to be the order of the day and not trees in order to help prevent future problems with overgrown trees which have historically damaged fences got tangled

in and pulled telephone wires and covered over street lamps but most importantly to avoid an eventual return to excessive loss of daylight to the front of our homes. A BT Telegraph pole is in situ one foot from the north-west corner of the boundary fence and services the whole northern half of Bromley Close and part of Pearl Avenue.

It has come to our attention today that there appears to be an abundance of Japanese knotweed growing in the middle of this site following the recent warm spell. But what is even more worrying is the fact that whilst looking to confirm this we have spotted sheets of corrugated asbestos running up along the length of the southern boundary of the site!

10 BROMLEY CLOSE (objects)

As residents of Bromley Close since 2006, we wish to raise our objections to the above proposal. The proposed buildings will directly face the front of our property; the indicated dimensions will leave them substantially overlooking our property on both the ground and upper level, in fact towering over Bromley Close and Pearl Avenue by almost 4 metres. This in particular removes any element of privacy that the previous allotments and current pedestrian-only-access have offered our home. The proposed window plans (including loft space) will effectively look straight into both our ground level front room window and both upstairs front bedrooms - something which we feel is unacceptable. Is there a plan to erect (and maintain) an adequate height of fencing along the boundary with the current pedestrian access in front of my property? Since the land is on a higher incline than Bromley Close, the proposed ground floors will already overlook our property, let alone its first and second floors which take it to an excessive height above our own.

Additional thoughts to my first comment, there are three sites within 500 meters which have already had permission and are not yet developed, surely common sense would be not to pass more especially when all neighbouring properties don't want it to happen, personally would rather see other sites used. This site should remain an allotment / gardens like it always has been.

4 PEARL AVENUE (Objects)

Myself and my husband would like to object to the building of houses directly next to our property.

The height of the houses are far bigger than ours, when the land was full of trees up to last year we had little or no sunlight in our garden so the height of these buildings will take all of our sunlight and also directly over look our garden and property.

Access- as it has been previously pointed out the existing road of Pearl Avenue is very small and overflowing with cars already. I would like to particularly draw your attention to the alley at the back of 4,6,8,10 Pearl Avenue. This land/road has never been re surfaced since we moved in 15 years ago, and we have never got to the bottom of who owns it. I have approached the Council on this matter and have been told that this is private land belonging to rear Pearl Avenue residents and this is why it has never been resurfaced. When the land was flattened a few years ago (to build on) the tractors, vans etc. all used this access resulting in a lot of this access road caving in and having huge pot holes. I am presuming then that new residents will not be able to use this alley to access their properties and I

would like to know how you will police this. There are three families living on this stretch all with young children and all accessing their properties by the back leading straight onto alley. I am also presuming that builders will not be using this road.

2 PEARL AVENUE (Objects)

Pearl Avenue is very short with just two houses fronting the street. At the end of the street, round a corner are Nos. 4, 6, 8 and 10 which were built in the mid-seventies. They were not built with any usable parking areas, each has a garage but these are not accessible due to the fact that they have been built too near to the narrow access alley. This results to cars being parked on Pearl Avenue all the time, and the car owners living some way away.

The planning application for the spare land at the end of the street states that the terraced houses will have parking for one car per house, however, as it is usual for families to have at least two cars this will not provide enough parking and will result in more congestion in an area that has already got parking problems. On the plans the last two houses appear to be facing the side of my neighbour's house 1 Pearl Ave. which means that they are facing a brick wall. Would a better plan be to build fewer houses with more parking or set the houses further back on the site to allow more parking at the front. We do realize that this land will be built on, but we also welcome the opportunity to voice our concerns regarding the overall impact of the build on our community, and we hope that you will take these observations into consideration. Taking particular note of the fact that the street is short, and does not provide enough parking for the existing residents in the Pearl Avenue area.

9 BROMLEY CLOSE (Objects)

Restriction of Natural Sunlight/Overlooking. The land referred to is raised higher than our property. If the proposed dwellings were to be erected, this would mean the bottom window of the new houses would be on a level with top of our ground floor windows. This would affect availability of natural sunlight and the need for internal lighting most of the day incurring householder expense. It would also provide the opportunity of the existing residents at numbers 7-10 to be overlooked through all windows restricting privacy.

Drainage- The current drainage is poor at best and needs rebuilding. During the recent winter months we experience heavy rainfall, large volumes of water have been cascading down pathways and pooling at front doors limiting ability to exit our property.

Access- Current access is poor (via a dirt track). In my opinion there is no room for a widening of the existing pathway into a road which would take one or two lanes of traffic.

Environmental Issues- The existing trees should be replaced by low level shrubs maintaining the green environment. Trees have been on this planning site since the 1970s until the current owner raised these to the ground presumably to make way for this application. Noise disturbance from the major works required will affect sleep patterns of those who work unsociable hours. This is a real issue in our case. The major works could also affect land stability and cause damage to existing properties. The cost of this must be met by the developer.

63 BISPHAM ROAD (Objects)

As I type this e-mail, I am unable to park my car outside our house, which is often the case. Any development which compounds the issue with Pearl Avenue becoming an access to additional houses, whose garages are invariably are used for anything other than their vehicles, results in further parking issues, which I would strongly object to.

19 BROMLEY CLOSE (Objects)

I wish to oppose this planning application as it stated there are no trees or hedges on the site. This is correct but only because the land was recently cleared, it also indicated there are no trees or hedges on land adjacent that might be important as part of the local landscape character. This parcel of land, combined with the one immediately next to it, which is still full of trees, shrubbery and hedges, is a beautiful focal point in the neighbourhood and admired by me and many of my neighbours, who are eager not to see a natural landscape replaced by bricks and mortar. Not only that, foxes have for several years made the land their home in the summer, as have a variety of wildlife and birds. I would hope a survey into the impact of any development on this land on wildlife has been carried out.

I also object on the grounds of traffic. How it will access the proposed development? As I understand it, the traffic will enter and leave the site from Pearl Avenue. However, that's nothing more than a gravel track and incapable of handling even five more vehicles. I'm also concerned about an increase in crime. Metal gates were erected in previous years because Bromley Close was being used as a rat run and several properties, including mine, have been damaged by vandals. I believe these new homes would open up the area even more, making it more susceptible to crime.

NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework states that the purpose of the planning system is to contribute towards sustainable development. There are three strands to sustainable development namely economic, social and environmental. Proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise. Of the 12 core planning principles those that are relevant to this proposal are summarised below:

Proactively drive and support economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Always seek to secure high quality and a good standard of amenity for all existing and future occupants of land and buildings; Encourage the effective use of land by reusing land that has been previously developed (brownfield land).

Part 6 - Delivering a wide choice of high quality homes. Housing applications should be considered in the context of the presumption in favour of sustainable development. It is acknowledged that proposals for housing development should be looked upon favourably if a local planning authority is unable to demonstrate a five year supply of housing land. Local planning authorities should consider the case for setting out policies to resist inappropriate

development of residential gardens, for example where development would cause harm to the local area.

Part 7 - Requiring good design. Planning decisions should aim to ensure that developments respond to local character and history. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. It is proper to seek to promote or re-inforce local distinctiveness.

BLACKPOOL LOCAL PLAN PART 1: CORE STRATEGY

The Blackpool Local Plan: Part 1 - Core Strategy has been adopted by the Council at its meeting on 20 January 2016. The document will be published on the Council's website in due course. In accordance with paragraph 216 of the National Planning Policy Framework 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 -

Policy CS7: Quality of Design
Policy CS12: Sustainable Neighbourhoods
Policy CS13: Housing Mix, Standards and Density

None of these policies conflict with or outweigh the provisions of the saved Local Plan Policies listed below.

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
LQ2- Site Context
LQ4- Building Design
LQ3- Layout of Streets and Spaces
LQ6- Landscape Design and Biodiversity
HN4- Windfall Sites
HN7- Density
BH3 - Residential and Visitor Amenity
BH4- Public Health and Safety
BH10- Open Space in New Housing Developments
AS1 - General Development Requirements (Access and Parking)

New National Technical Housing Standards

ASSESSMENT

Principle of Development- the application site is part backland area of private open space which has no allocation within the Blackpool Local Plan. The site is in a sustainable location within an established residential area. Another part of this private open space was granted planning permission for the erection of five town houses and was developed as part of the nearby Rathmore Gardens development (ref 05/0021). It is not considered therefore that the principle of development on the site can be opposed and the acceptability of the application therefore depends upon the submitted details and the issues discussed below. The fact that other sites nearby have been granted planning permission is largely irrelevant in assessing this proposal and the application cannot be protected from an acceptable form of development.

Impact on Residential Amenity- the rear elevations of the proposed houses would be over 22 metres from the front elevations of Bromley Close houses directly to the rear and 14 metres from the side elevation of 1 Pearl Avenue which is blank side elevation abutting the shared access road. The proposed houses would also be over 21 metres from the rear elevations of the Bispham Road houses which adjoin 1 Pearl Avenue. These distances are considered acceptable and are in accordance with planning guidelines to protect neighbouring privacy and to ensure a reasonable amount of natural light is obtained/maintained. There is a drop in land levels between the application site and Bromley Close of approximately 1 metre but the proposed houses are further away from Bromley Close than the existing two storey houses on Pearl Avenue and Rathmore Gardens.

The proposed houses are now confined to two levels with the accommodation within the roofspace which had windows facing towards Bromley Close having been deleted. The houses have been lowered in height by approximately 1.3 metres and the roof profile changed from gable to hipped and the number of dwellings reduced from five to four. These matters are considered to have satisfactorily addressed the concerns expressed regarding the proposal.

Quality of Accommodation Proposed - the amended scheme provides four x two storey houses each with three bedrooms and 84 sqm of floorspace. The rear gardens are a minimum of 12 metres long and 6 metres wide with the front garden areas, to be used to provide off street parking nearly 10 metres long. The National Technical Housing Standards sets out an internal space standard of 84 sqm for four person houses and 93 sqm for five person houses. The proposed houses meet the four person standard and are considered to provide good quality family accommodation.

In terms of design and appearance, the four houses would be of brick construction with tiled hipped roof and ground floor bay windows on the front elevation. Suitable facing materials will be dealt with as a condition on any approval, as will landscaping and boundary treatment, which has been raised by a number of local residents.

Access/ Car Parking/ Impact on Highway Safety - access to the application site is shared between a number of other plots/properties and it is presumed that the application site has existing use rights over the access. The shared ownership of this access has been queried

with the agent and further clarification is awaited, this may mean formal ownership notice(s) have to be served on adjoining co-owners of the access and may delay the issuing of any planning permission as outlined in the summary of recommendation above. However, ownership issues do not affect the outcome of the application as to whether the scheme is considered an acceptable form of development compliant with the relevant national and local planning policy but may affect whether any planning permission can be implemented. That aside, the proposal involves the widening and re-surfacing of that part of the access directly in front of the application site to access the houses on foot and also by car, with the front gardens being used to provide off street car parking.

Subject to an acceptable up-grading and widening scheme for the access being agreed by condition and subject to the agreement of a Construction Management Plan, given the site constraints for example for getting building materials to the site, in terms of access and car parking the proposal is considered acceptable.

Other Matters - a number of other matters have been raised which are as follows:- restrictive covenants are not relevant nor a material consideration in the outcome of a planning application but would be a private legal matter for the applicant to satisfy himself on prior to carrying out any building works.

There is no open space provided as part of the proposal and therefore a contribution towards the off-site provision/ maintenance of public open space will be dealt with by condition.

In terms of ecology it is not known what precisely was on the site prior to clearance, though none of the landscaping was protected, so the applicant was entitled to clear the land. It is understood that Japanese knotweed is/ was present on the site. This species can be sprayed but not moved without a waste licence notice as it is classed as a controlled waste. An informative will be imposed on any approval advising the applicant of the legal requirements.

Both foul and surface water drainage details would be required to be agreed prior to any building works being carried out. There are known to have been some historical flooding issues around Bromley Close and it is important to ensure that there are adequate areas for surface to soakaway away naturally within the site.

CONCLUSION

A number of local residents have concerns and objections to this proposal on a number of grounds including privacy and access. It is considered that a number of these have been satisfactorily addressed and although the ownership of the access remains to be finally resolved co-owners of the access may have the right to veto any development taking. This is a private legal matter, however, in planning terms the proposal is considered acceptable and satisfies relevant national and local planning policy and guidelines.

LEGAL AGREEMENT AND/OR DEVELOPER FINANCIAL CONTRIBUTION

A contribution of 4 x £1032 is required towards the provision/ maintenance of public open space.

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) 16/0191 which can be accessed via the link below:

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

Recommended Decision: Agree in principle and delegate approval to the Head of Development Management

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 including the following plans:

Drawing no. B16-1674.01 Rev A stamped received by the Local Planning Authority on 23 August 2016

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

3. Details of materials to be used on the external elevations shall be submitted to and agreed in writing by the Local Planning Authority prior to the development being commenced.

Reason: In the interests of the appearance of the locality, in accordance with Policies LQ1 and LQ4 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

4.
 - 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 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

5. The development authorised by this permission shall not begin until the Local Planning Authority has approved a scheme to secure the provision of or improvements to off site open space together with a mechanism for delivery, in accordance with Policy BH10 of the Blackpool Local Plan 2011-2016 and Supplementary Planning Guidance Note 11 "Open Space Provision for New Residential Development"(SPG11).

Reason: To ensure sufficient provision of or to provide sufficient improvements to open space to serve the dwellings in accordance with Policy BH10 of the Blackpool Local Plan 2011-2016 and Supplementary Planning Guidance Note 11 "Open Space Provision for New Residential Development"(SPG11) and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

NOTE – The development is of a scale to warrant a contribution of £4128 towards the provision of or improvement to off site open space and management of the open space provision, in accordance with Policy BH10 of the Blackpool Local Plan 2001-2016 and SPG 11 . The Applicant(s) should contact the Council to arrange payment of the contribution.

6. Notwithstanding the submitted plans prior to the development hereby approved being first brought into use the car parking provision shall be provided in accordance with details to be submitted and approved in writing with the Local Planning Authority and shall thereafter be retained.

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 Policies CS7 and CS12 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

7. 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 HN6 of the Blackpool Local Plan 2001-2016 and Policies CS7, CS12 and CS13 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

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 enlargement or alteration of the dwelling/s the subject of this permission shall be carried out without the written approval of the Local Planning Authority.

Reason: To safeguard the living conditions of the occupants of the neighbouring premises, in accordance with Policy BH3 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

9. No development shall be commenced until a desk study has been undertaken and agreed in writing with the Local Planning Authority to investigate and produce an assessment of the risk of the potential for on site contamination. If the desk study identifies potential contamination, a detailed site investigation shall be carried out in accordance with a written methodology, which shall first have been agreed in writing with the Local Planning Authority. If remediation methods are then

considered necessary, a scheme for decontamination of the site shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented and completed prior to the commencement of the development. Any changes to the approved scheme shall be agreed in writing with the Local Planning Authority.

Reason: To ensure a safe form of development that poses no unacceptable risk of pollution to water resources or to human health and in accordance with Policy BH4 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

10. No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include and specify the provision to be made for the following:

- dust mitigation measures during the construction period
- control of noise emanating from the site during the construction period
- hours and days of construction work for the development
- contractors' compounds and other storage arrangements
- provision for all site operatives, visitors and construction loading, off-loading, parking and turning within the site during the construction period
- arrangements during the construction period to minimise the deposit of mud and other similar debris on the adjacent highways
- the routing of construction traffic

The construction of the development shall then proceed in accordance with the approved Construction Management Plan.

Reason: In the interests of the amenities of surrounding residents and to safeguard the character and appearance of the area in accordance with Policies LQ1 and BH3 of the Blackpool Local Plan 2001-2016 and Policies CS7 and CS12 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

11. Prior to the commencement of any development details of surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be completed prior to the first occupation of the building and maintained and managed in accordance with the approved details thereafter.

Reason: To secure proper drainage and to reduce the risk of flooding & pollution and to improve bathing water quality standards on the Fylde Coast in accordance with Policy NE10 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

12. Prior to the commencement of any development, details of the foul drainage scheme to serve the development shall be submitted to and approved in writing by the Local Planning Authority. Foul shall be drained on a separate system. The

building shall not be occupied until the approved foul drainage scheme has been completed to serve that building, in accordance with the approved details. This development shall be completed maintained and managed in accordance with the approved details.

Reason: To secure proper drainage and to reduce the risk of flooding and pollution and to improve bathing water quality standards on the Fylde Coast in accordance with Policy NE10 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

13. Notwithstanding the submitted plans prior to the development hereby approved commencing the finished floor levels of the dwellings shall be submitted to and approved in writing with the Local Planning Authority and the development shall subsequently be carried out in accordance with the approved details.

Reason: To safeguard the living conditions of the occupants of the neighbouring premises, in accordance with Policy BH3 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

Advice Notes to Developer

1. There is no requirement for a licence to work on the site for e.g. spraying but if it is dug up for disposal the carrier must have a waste transfer notice.
<http://www.knotweed-uk.com/Knotweed-and-The-Law.htm>

For effective removal with herbicide spraying needs to be done several times a year for a number of years and professional advice should be sought.