

COMMITTEE DATE: 26/09/2017

Application Reference: 17/0374

WARD: Norbreck
DATE REGISTERED: 13/06/17
LOCAL PLAN ALLOCATION: No Specific Allocation

APPLICATION TYPE: Full Planning Permission
APPLICANT: Mr C Calland

PROPOSAL: External alterations to form new window to side elevation, and use of rear ground floor of premises as altered as a beauty salon and therapy room.

LOCATION: 243 FLEETWOOD ROAD, BLACKPOOL, FY5 1RA

Summary of Recommendation: Refuse

CASE OFFICER

Mr M Davies

BLACKPOOL COUNCIL PLAN 2015 -2020

This application accords with **Priority one of the Plan** - The economy: Maximising growth and opportunity across Blackpool in terms of employment but the policy, amenity, highway and parking issues associated with the proposal outweigh the employment benefits.

SUMMARY OF RECOMMENDATION

The introduction of a commercial use onto Derwent Place is considered contrary to planning policy and is likely to prove detrimental to the amenities of nearby residents by reason of increased vehicular movements and on street parking demand resulting in more noise and disturbance.

INTRODUCTION

Planning Permission was granted for a single storey rear extension in 1985 and it is this element that is the subject of this proposal. Work commenced on the conversion of the rear extension which appears to have been used as an office in the recent past. The proposal would involve the installation of a large window into the side elevation of the extension and as a result of work commencing, a Planning Enforcement officer visited the premises and advised that planning permission was required. As a result of this work on site stopped and a hoarding was placed over the opening in the wall where the window was to be fitted. Subsequently, the current planning application was submitted for consideration.

SITE DESCRIPTION

The site is unallocated on the Blackpool Local Plan Proposals map.

The property fronts onto Fleetwood Road (a Primary Distributor route) and the front of the ground floor premises is used as a sandwich shop with the upper floor being in use as a self-contained flat. The property has been extended with a single storey rear extension and this is now the subject of this application.

DETAILS OF PROPOSAL

The application involves external alterations to form new window to side elevation of the single storey rear extension, and use of rear single storey extension as altered as a beauty salon and therapy room.

MAIN PLANNING ISSUES

The main planning issues are considered to be:

- Principle
- Design
- Residential Amenity
- Highway Safety
- Parking and Servicing Arrangements
- Other Issues

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

CONSULTATIONS

Head of Highways and Traffic Management: The application site can be accessed from Derwent Place which is effectively a cul-de-sac with no direct access from Fleetwood Road, however vehicles could meander between the existing guardrail and plot a route through. The front of the building is used as a sandwich shop and parking demand could be high, at certain times due to customers of the sandwich shop stopping for short periods to purchase food and drinks. This in isolation is less of an issue, largely due to the fact that the sandwich shop has been established for some time and officers in the Highways and Traffic department are not aware of any traffic and highway related issues for this use.

The proposal to convert the rear of the building to a beauty salon and therapy room, which will have its own need in terms of customers and staff having the need to park in close proximity, placing further demand in the short cul-de-sac, not forgetting that not all of the neighbours have access to off-street parking and may rely on space on-street. Intensifying the use of the cul-de-sac for additional vehicle trips/movements will hinder access and manoeuvrability to the nuisance and inconvenience of the residents on the street, and on this basis, I wish to object to this proposal.

PUBLICITY AND REPRESENTATIONS

Neighbours notified 4 August 2017

Two letters of objection have been received from neighbours at 1 and 2 Derwent Place in relation to the proposal and the objections can be summarised as follows:

- Loss of Privacy
- Increased noise and disturbance
- Longer opening hours than sandwich shop
- Introduction of a commercial use/frontage on a residential cul-de-sac
- Increased traffic generation
- Increased demand for limited on street parking
- Highway and pedestrian safety issues
- Concern over use and storage of potentially harmful chemicals on site
- Outstanding enforcement issues
- Boarded up elevation is an eyesore

NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (NPPF) states that there is presumption in favour of sustainable development where approving development proposals that accord with the development plan 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 the NPPF taken as a whole; or
- specific policies in this Framework indicate development should be restricted.

Of particular relevance to this proposal are Core principle 1 “Building a Strong, Competitive Economy” (Paragraphs 18- 21) and Core Principle 7 “Requiring good design” of the NPPF (Paragraph 56 - 66).

BLACKPOOL LOCAL PLAN PART 1: CORE STRATEGY

The Blackpool Local Plan: Part 1 - Core Strategy was adopted by the Council in January 2016. The policies in the Core Strategy that are most relevant to this application are -

Policy CS3: Economic Development and Employment - Sustainable economic development will be promoted to strengthen the local economy and meet the employment needs of Blackpool and the Fylde Coast Sub-Region to 2027, with the focus on promoting land in South Blackpool as a strategic priority, to help strengthen the Fylde Coast economy and make an important contribution towards meeting the future employment needs of Blackpool residents.

To improve employment opportunities for Blackpool residents the focus will be to nurture and support responsible entrepreneurship by facilitating a culture of enterprise and promoting Blackpool as a great place for start-up businesses.

CS4: Retail and other town centre uses - seeks to locate retail/town centre uses within existing centres.

Policy CS7: Quality of Design - New development should ensure that the amenities of nearby neighbours and potential occupiers are not adversely affected. Development will not be permitted that causes unacceptable effects by reason of noise or any other adverse local impact on local character or amenity.

SAVED POLICIES: BLACKPOOL LOCAL PLAN 2001-2016

The Blackpool Local Plan was adopted in June 2006. A number of policies in the Blackpool Local Plan (2006) have now been superseded by policies in the Core Strategy (these are listed in Appendix B of the Core Strategy). Other policies in the Blackpool Local Plan are saved until the Local Part 2: Site Allocations and Development Management Policies is produced.

The following policies are most relevant to this application:

LQ1 - Lifting Design Quality

LQ14 - Extensions and Alterations

BH3 - Residential and Visitor Amenity

BH15 - Change of Use of Premises Outside Defined Centres

AS1 - General Development Requirements

ASSESSMENT

Principle - The introduction of a commercial presence onto this residential cul-de-sac has the potential to increase traffic on this residential cul-de-sac and thus place additional pressure on the limited on-street parking in the locality. It is therefore considered that the proposal fails to satisfy the requirements of Policies AS1, BH3 and BH15 of the Local Plan.

Design - The proposal involves inserting a new window into the side elevation of the single storey rear extension so that it faces out onto Derwent Place. The element of the building to which this proposal relates is a single storey flat roofed addition and it is proposed to render it to match the existing building. There are no strong concerns on design grounds.

Residential Amenity - The main issue in terms of amenity is likely to be the increase in vehicular traffic coming and going to the site. Currently, the sandwich shop closes at 15.00 and the proposed use would operate between the hours of 09.00 and 18.00 Mondays to Saturdays. There are no restrictions on the current business hours of the sandwich shop so potentially it could open later.

Highway Safety - There is a footway on one side of Derwent Place which runs in front of the residential properties which face the green between Derwent Place and Fleetwood Road. The road, whilst narrow, has vehicles parking on both sides of it and with the turning head being adjacent the sandwich shop this is often parked up as well which means that there is often only room for a single vehicle to pass along the road. The entrance to Derwent Place is also situated close to the traffic lights at the junction of Fleetwood Road and Warren Drive with traffic waiting at the lights often backing up past Derwent Place which can make manoeuvring in and out of the cul-de-sac difficult at certain times of the day.

Parking and Servicing Arrangements - The proposal would introduce a commercial frontage to Derwent Place and visitors to the premises. Customers using the premises would naturally be drawn to parking on Derwent Place thus increasing on-street parking on this short residential cul-de-sac. There is a forecourt in front of the existing sandwich shop which is accessed directly off Fleetwood Road, but customers of the sandwich shop also choose to park on Derwent Place at times as the forecourt parking can only accommodate two vehicles parked side by side. Therefore in view of the fact that no off street parking is proposed it is likely that the proposal will result in an increased demand for on street parking on Derwent Place which has limited capacity.

Other Issues - There is no evidence to suggest that any hazardous chemicals will either be stored on the site or used in treatments at the premises. This is therefore not considered to be a material planning consideration in the context of this planning application.

There is an outstanding enforcement issue in relation to the planning permission (12/0098) granted in 2012 which required the removal of a garage unit within three months of planning permission being granted. The matter is in the hands of the Enforcement Service and is being actioned to ensure compliance with the condition.

CONCLUSION

The introduction of a commercial use at the end of this short residential cul-de-sac is likely to exacerbate the existing issues that residents experience in terms of vehicles parking on the street to visit the sandwich shop at the front of the subject property.

LEGAL AGREEMENT AND/OR DEVELOPER FINANCIAL CONTRIBUTION

Not Applicable

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) 17/0374, 12/0098, 85/0247 which can be accessed via the link below:

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

Recommended Decision: Refuse

Conditions and Reasons

1. The proposed development provides insufficient car parking facilities and would therefore result in on-street parking and additional congestion in the surrounding area to the detriment of pedestrian and highway safety and the residential amenities of adjoining residents. As such it would be contrary to Policies AS1, BH3 and BH15 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.
2. The means of access to the proposed development would be significantly detrimental to highway safety by virtue of the turning head being used as for car parking which would result in vehicles having to turn on the short carriageway of Derwent Place to the detriment of highway safety and would therefore be contrary to Policy AS1 of the Blackpool Local Plan 2001 - 2016.

3. **ARTICLE 35 STATEMENT (NATIONAL PLANNING POLICY FRAMEWORK paragraph 187)**

The Local Planning Authority has sought to secure a sustainable development that would improve the economic, social and environmental conditions of Blackpool but in this case there are considered factors which conflict with the National Planning Policy Framework and policies of the Blackpool Local Plan Part 1 : Core Strategy 2012-2027 and the Blackpool Local Plan 2001-2016, which justify refusal.

Advice Notes to Developer

Not applicable