

Report to:	PLANNING COMMITTEE
Relevant Officer:	Gary Johnston, Head of Development Management
Date of Meeting:	26 September 2017

PLANNING/ENFORCEMENT APPEALS DETERMINED/LODGED

1.0 Purpose of the report:

1.1 The Committee is requested to note the planning and enforcement appeals lodged and determined.

2.0 Recommendation(s):

2.1 To note the report.

3.0 Reasons for recommendation(s):

3.1 To provide the Committee with a summary of planning appeals for information.

3.2a Is the recommendation contrary to a plan or strategy adopted or approved by the Council? No

3.2b Is the recommendation in accordance with the Council's approved budget? Yes

3.3 Other alternative options to be considered:

3.4 None, the report is for information only.

4.0 Council Priority:

4.1 The relevant Council Priority is 'The Economy: maximising growth and opportunity across Blackpool'

5.0 Background Information

5.1 Planning/Enforcement Appeals Determined

5.2 23 Colwyn Avenue, Blackpool FY4 4ET (17/0152)

5.2.1 An appeal by Mr Michael Allen against the decision of the Council to refuse planning permission to replace garage with new garage for general storage and vehicles.

5.2.2 The appeal was allowed subject to conditions including the following:

No development shall take place until details of the external facing materials have been submitted to and approved by the local planning authority in writing.

The garage hereby permitted shall be kept available at all times for the parking of motor vehicles by the occupants of 23 Colwyn Avenue and their visitors and for no other purpose.

No development shall commence until there shall have been submitted to and approved in writing by the local planning authority a scheme which shall include indications of all existing trees with the potential to be affected by the development, and set out measures for their protection.

5.2.3 The main issues in this case are the effect of the proposed development on the character and appearance of the surrounding area; the effect of the development as a result of noise and disturbance to those living and working nearby and the effect on highway safety.

5.2.4 The Inspector concluded that whilst the proposed garage would be bigger than the existing, and that which has been approved, it would not appear overly dominant or out of character with the surrounding area.

5.2.5 The impact of the larger garage on the enjoyment of the gardens at 78a and 80 Vicarage Lane would be minimal because the mature trees and the large summerhouse at the rear of no 78a's garden would substantially screen the development. Consequently, the marginal increase in height, proximity and depth would have a limited impact on the ability of residents to enjoy their garden. Given the distance to the other nearby properties the development would have no adverse impact.

5.2.6 The appeal proposal is larger than traditional domestic garages nonetheless, subject to an appropriate condition restricting its use to domestic purposes, the potential for noise and disturbance to nearby residents and pupils and staff at the day nursery would be no different.

5.2.7 No changes are proposed to the access from Vicarage Lane which already serves the existing garage. In the absence of compelling evidence setting out how the appeal proposal would have an impact on highway safety the Inspector concluded that the appeal proposal would not be contrary to Policy AS1 of the Local Plan.

5.2.8 A copy of the Inspector's decision dated 4 September 2017 is attached as Appendix 3a.

5.3 Planning/Enforcement Appeals Lodged

5.3.1 None

5.4 List of Appendices:

5.4.1 Appendix 3a - A copy of the Inspector's decision dated 4 September 2017

6.0 Legal considerations:

6.1 None

7.0 Human Resources considerations:

7.1 None

8.0 Equalities considerations:

8.1 None

9.0 Financial considerations:

9.1 None

10.0 Risk management considerations:

10.1 None

11.0 Ethical considerations:

11.1 None

12.0 Internal/ External Consultation undertaken:

12.1 None

13.0 Background papers:

13.1 None