

Application Number 17/0060 – Anchorsholme Park, Anchorsholme Lane West, Blackpool

Re-development of Anchorsholme Park to include new pumping station and associated buildings, storage tank control building, 6 vent stacks, erection of cafe and bowling club/ maintenance building, re-contouring and landscaping of park, new amphitheatre feature, new footpaths, provision of MUGA (multi-use games area), trim trail, and children's' playground, new access from Princes Way, new walls and fencing.

Decision: Grant Permission

Conditions and Reasons:

1. The development shall be carried out, except where modified by the conditions attached to this permission, in accordance with the planning application received by the Local Planning Authority including the following plans:

Location Plan stamped as received by the Council on 30/01/2017

Drawings numbered:-

B2707017/01/000/005 Rev H Proposed Site Elevations

B2707017/01/100/001 Rev G Proposed Main Facility Building – Floor Layout

B2707017/01/100/002 Rev H Proposed Main Facility Building – East and West Elevations

B2707017/01/100/003 Rev C Proposed Main Facility Building – North and South Elevations

B2707017/01/100/004 Rev C Proposed Main Facility Building – Sections

B2707017/01/100/005 Rev C Proposed Main Facility Building – Roof Plan

B2707017/01/200/001 Rev G Proposed Bowling Club and BBC Maintenance Building – Floor Layout

B2707017/01/200/002 Rev H Proposed Bowling Club and BBC Maintenance Building – North and South Elevations

B2707017/01/200/003 Rev H Proposed Bowling Club and BBC Maintenance Building – East and West Elevations

B2707017/01/200/004 Rev H Proposed Bowling Club and BBC Maintenance Building Sections

B2707017/01/200/005 Rev H Proposed Bowling Club and BBC Maintenance Building Roof Plan

B2707017/01/300/001 Rev H Proposed Café – Floor Layout

B2707017/01/300/002 Rev C Proposed Café – North and South Elevations

B2707017/01/300/003 Rev H Proposed Café – West and East Elevations

B2707017/01/300/004 Rev C Proposed Café – Sections

B2707017/01/300/005 Rev C Proposed Café – Roof Plan

B2707017/01/400/001 Rev G Proposed Storage Tank Control Building – Floor Layout

B2707017/01/400/002 Rev K Proposed Storage Tank Control Building – East and South Elevations

B2707017/01/400/003 Rev J Proposed Storage Tank Control Building – West and North Elevations

B2707017/01/400/004 Rev H Proposed Storage Tank Control Building – Sections

B2707017/01/400/005 Rev G Proposed Storage Tank Control Building – Roof Plan

M315/80040279/00/96/9422 Rev B Landscape Masterplan Proposals

M315/80040279/00/96/9414 Rev D Landscape Masterplan Proposals – Sections

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M315/80040279/00/96/9415 Rev D Landscape Masterplan Proposals – Sections

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

2. A Construction Management Plan shall be submitted to the Local Planning Authority within one month of the date of this approval. 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 Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

3. a) Notwithstanding the submitted plans full details of both hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority within one month of the date of this approval. 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.

4. Notwithstanding the submitted layout plan for Anchorsholme Park full details of the proposed extent and layout of swales within the park shall be submitted to and approved in writing by the Local Planning Authority within three months of the date of this approval. The approved swales shall be provided as part of the layout of Anchorsholme Park prior to the first use of the approved park and shall thereafter be retained.

Reason: To ensure the provision of a comprehensive sustainable urban drainage system for the park with regards to Policy CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

5. Notwithstanding the submitted plans within three months of the date of this approval full details of the ducting and electric and CCTV cables to be laid as part of the new park layout shall be submitted to and agreed in writing with the Local Planning Authority. The agreed ducting and cables shall subsequently be provided prior to the first use of the park and shall thereafter be retained.

Reason: To ensure that the new park layout makes provision for future lighting and CCTV in the interests of public safety with regards to Policy LQ1 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

6. Noise levels from the approved pumping station building shall not at anytime exceed the day and night time figures given in Appendix D of the Environmental Statement submitted by Jacobs and dated November 2015.

Reason: To protect the residential amenity of nearby residents in accordance with Policies BH3 and BH4 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

Application Number 17/0239 – Land at the Rear of 46 Harcourt Road, Blackpool

Erection of a detached dwellinghouse and detached garage, with access from Harcourt Road.

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 including the following plans:

Location Plan stamped as received by the Council on 26th May 2017
Drawings numbered C17-419/1B, C17-419/2B, C17-419/3

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 Policy LQ14 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) no change of use from Use Class C3 (the subject of this permission) to Use Class C4 shall take place without the written approval of the Local Planning Authority.

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 HN5 of the Blackpool Local Plan 2001-2016 and Policies CS7, CS12 and CS13 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

5. 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 other external alterations of the dwelling 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 nearby residential 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.

6. All glazing to the rear dormer window shall be at all times obscure glazed and fixed permanently closed.

Reason: To safeguard the living conditions of the occupants of the neighbouring premises, in accordance with Policies BH3 and LQ14 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

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

8. 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 Policies CS7 and CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

9. Prior to the development hereby approved being first occupied a scheme of works to the site access from Harcourt Road, including provision of lighting and re-surfacing, shall be carried out in accordance with details to be submitted to and agreed in writing with the Local Planning Authority.

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

10. Prior to the commencement of any development, details of the surface and 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 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 & pollution and to improve bathing water quality standards on the Fylde Coast in accordance with Policy CS9 of the Core Strategy

Application Number 17/0374 – 243 Fleetwood Road, Blackpool

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.

Decision: Refuse

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 for car parking which would result in vehicles having to turn on the short carriageway of Derwent Place to the detriment of highway safety. As such the proposal would 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.

Application Number 17/0453 – Land Bounded by Coronation Street, Adelaide Street and Tower Street, Blackpool

Erection of a three storey extension to the Houndshell Shopping Centre with restaurant on the ground floor, a retail unit on the ground and part first floor and a cinema complex and associated facilities on the upper floors.

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 including the following plans:

Location Plan stamped as received by the Council on 30th June 2017

Drawings numbered PL-03, PL-12, PL-13, PL-14, PL-15, PL-16, PL-17, PL-18, PL-19

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

3. Foul and surface water shall be drained on separate systems. 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 in accordance with policies within the National Planning Policy Framework and the National Planning Policy Guidance, Policy BH4 of the Blackpool Local Plan 2001-2016 and Policy CS9 of the Blackpool Local Plan Part 1 : Core Strategy 2012-2027.

4. 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 the occupiers of surrounding hotels and to safeguard the character and appearance of the Town Centre Conservation Area and the Winter Gardens and in the interests of highway safety in accordance with Policies CS7 and CS8 of the Blackpool Local Plan Part 1: Core Strategy and LQ1, LQ9, LQ10, AS1 and BH3 of the Blackpool Local Plan 2001-2016.

5. Prior to occupation of the development a Servicing Management Plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The Servicing Management Plan shall include as a minimum:
 - a. Plans and details of the existing servicing arrangements from the first floor of the car park.
 - b. Plans and details of the proposed servicing arrangements including the retail

and leisure use hereby approved.

- c. Plans and details of the proposed servicing arrangements for the ground floor restaurant use.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the existing servicing provision can support additional servicing and to ensure that the proposed servicing doesn't conflict with users of the car park in accordance with Policy AS1 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1 : Core Strategy 2012-2027.

- 6. Notwithstanding the submitted details, the 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 commencement of works above ground level.

Reason: In the interests of the appearance of the locality and the setting of the Town Centre Conservation Area and a Grade II* listed building, in accordance with Policies LQ4, LQ9, LQ10 and LQ14 of the Blackpool Local Plan 2001-2016 and Policies CS7, CS8 and CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

- 7. a) No development above ground level 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, any areas of soft landscaping, hard surfaced areas, street furniture and lighting, planters and materials, planting plans specifications and schedules (including plant size, species and number/ densities) 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 5 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 opportunities are realised to contribute green infrastructure in to the Town Centre with regards to Policy LQ6 of the Blackpool Local Plan 2001-2016 and Policies CS6 and CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

8. The development hereby approved shall be constructed to achieve a minimum Building Research Establishment (BREEAM) standard of 'very good'. A final certificate confirming the achievement of that stipulated BREEAM level shall be presented to the Local Planning Authority within six months of the occupation of the development unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of minimising the environmental impact of the development in accordance with Policy CS10 of the Blackpool Local Plan Part 1: Core Strategy 2012-2026.

9. Details of the appearance, technical specification and siting of any external ventilation ducting, air conditioning units and any other plant shall be submitted to and agreed in writing by the Local Planning Authority prior to their installation. The agreed equipment and plant shall then be provided and thereafter retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that plant is sensitively sited in order to safeguard the setting of the Town Centre Conservation Area and a Grade II* listed building and the wider locality in accordance with Policies LQ1, LQ9 and LQ10 of the Blackpool Local Plan 2001-2016 and Policies CS7, CS8 and CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

10. Within six months of the development first being brought in to use, a detailed travel plan shall be submitted to and approved in writing by the Local Planning Authority. The travel plan shall include the appointment of a travel co-ordinator and a format that consists of surveying, travel audits, a working group, action plans with time scales and target setting for the implementation of each element.

The approved travel plan shall subsequently be implemented in accordance with the timetable therein and shall continue to be implemented as long as any part of the development is occupied.

Reason: In order to ensure appropriate provision exists for safe and convenient access by public transport, cycle and on foot as well as by car, in accordance with Policy AS1 of the Blackpool Local Plan 2001 - 2016 and Policy CS5 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

11. Details of an external lighting scheme to be incorporated into the development shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of works above ground level and the agreed scheme shall be implemented prior to the development first being brought into use and shall thereafter be retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the appearance of the locality, in accordance with Policies LQ1, LQ4 and LQ5 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

12. The ground floor of the premises shall be used for A1 retail (non-food) and A3 restaurant/cafe purposes only as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).

Reason: In the interests maintaining and enhancing the retail function and character of the Town Centre, in accordance with Policies SR1 and SR5 of the Blackpool Local Plan 2001-2016 and Policies CS4 and CS17 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

13. The development hereby approved shall not be brought into use until a detailed scheme for on and off-site highway works have been approved and provided in accordance with a scheme to be submitted to and agreed by the Local Planning Authority. The submitted scheme shall include details of a drop-off and pick-up point on Coronation Street (unless agreed in writing by the Council acting as Highway Authority that such a facility could not be operated safely) and changes to the traffic light sequencing at the Coronation Street/Albert Road junction.

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

14. Views into the restaurant, cinema and retail unit at ground floor of the building shall not be obscured by the application of vinyls, the display of posters or any other type of screening unless agreed in writing by the Local Planning Authority.

Reason: To ensure that the development has an active frontage in the interests of the appearance of the development and the setting of the Winter Gardens and the Town Centre Conservation Area in accordance with Policies LQ1, LQ9 and LQ10 of the Blackpool Local Plan 2001-2016 and Policies CS7 and CS8 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

Application Number 17/0456 – 102 Queens Promenade, Blackpool

Erection of first floor rear extension to form bedroom and bathroom, installation of french doors to ground floor rear elevation and installation of 4 windows on side elevation.

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 including the following plans:

Location Plan stamped as received by the Council on 30th June 2017.

Drawings numbered 102-01, 102-02 Rev A, 102-03 Rev A, 102-04Rev A.

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

3. The external brickwork and roof tiles to be used on the extension hereby approved shall be the same colour, texture and design as those on the existing building, unless otherwise agreed in writing by the Council as Local Planning Authority before the development commences.

Reason: In the interests of appearance of the locality, in accordance with Policies LQ1 and LQ14 of the Blackpool Local Plan 2001 - 2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

Application Number 17/0501 – Land to Rear of 14-20 Olive Grove, Blackpool

Erection of four semi-detached dwellinghouses, with three detached garages and associated access from Olive Grove.

Decision: Refuse

Reasons:

1. The means of access to the site is via a narrow alley with low levels of lighting and natural surveillance. The lack of a pedestrian footpath to access the site and inadequate levels of lighting would be potentially detrimental to public safety and pedestrian and highway safety. The proposal is therefore contrary to paragraph 17 of the National Planning Policy Framework, Policies CS7 and CS13 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies LQ1, AS1, LQ3, LQ4, BH3 and BH4 of the Blackpool Local Plan 2001 - 2016.
2. The development provides insufficient car parking facilities in an area where there are limited off and on street parking facilities, inadequate access and turning facilities for vehicles, including for servicing and emergency vehicles. The proposal would therefore result in on-street parking, manoeuvring and access difficulties, and additional congestion in and around the site to the detriment of pedestrian and highway safety and the residential amenities of adjoining residents. As such the development is contrary to Policies CS7 and CS13 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies AS1 and BH3 of the Blackpool Local Plan 2001-2016.

3. The means of access to the proposed development would be significantly detrimental to highway safety by virtue of the inadequate width of the access road and the inadequate visibility (sightlines) and would be therefore be contrary to Policy AS1 of the Blackpool Local Plan 2001 - 2016.
4. The proposal would result in an overdevelopment of the site resulting in a detrimental impact on the amenities of adjoining residents by reason of loss of day light, loss of sunlight, overshadowing, loss of outlook, overbearing impact and visual intrusion. There will also be increased noise and disturbance from vehicular traffic accessing and egressing the site between No.s 12 and 14 Olive Grove. As such, the proposal would be contrary to paragraph 17 of the National Planning Policy Framework, Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies LQ1, LQ2 and BH3 of the Blackpool Local Plan 2001 - 2016 (Saved Policies).
5. The proposal will have a detrimental impact on the trees surrounding the site, which will likely result in the loss of mature and semi-mature trees or substantial harm to their health which may necessitate their removal at a future date or during construction works. The proposal is therefore contrary Policies CS6 and CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies LQ6, NE7 and BH3 of the Blackpool Local Plan 2001 - 2016.
6. The absence of a detailed arboriculture survey and a topographical survey detailing levels of adjoining land outside the site together with accurate sectional drawings indicating the relationship of the proposed development to its surroundings means that the applicant has failed to demonstrate that the proposal will have no adverse impacts on the amenities of surrounding residents and the proposal therefore fails to demonstrate that it satisfies the requirements of paragraph 17 of the National Planning Policy Framework, Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies LQ1, LQ2, LQ6 and BH3 of the Blackpool Local Plan 2001 - 2016.
7. 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.