

Application Number 17/0406 – 502 Devonshire Road, Blackpool, FY2 0JR

Erection of single storey rear extensions to form orangery and six bedrooms and internal alterations to increase overall number of bedrooms from 17 to 25.

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 12 June 2017
- Drawings showing floor layouts and elevations received on 23 February 2018 and car parking layout received on 7 November 2017

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. Prior to the development hereby approved being first brought into use the car parking provision shown on the approved plan shall be provided and shall thereafter be retained.

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

Application Number 17/0443 - 340 Waterloo Road, Blackpool, FY4 4BH

Use of first floor as a beauty therapy centre.

Decision: Refuse

Reasons:

1. The use of the first floor of the premises as a beauty therapy centre in conjunction with the ground floor hairdressing business would exacerbate the existing pressure on the limited on street parking spaces in the area to the detriment of the amenity of local residents who struggle to find car parking spaces close to their homes. As such the use of the first floor of the premises is contrary to Policy BH3 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.
2. The use of the first floor of the premises as a beauty therapy centre in conjunction with the ground floor hairdressing business would exacerbate the existing pressure on the limited on street parking spaces in the area because of the lack of off street car parking spaces to serve the uses and would generate additional traffic movements to and from the premises. Given that Waterloo Road is a busy distributor road the use is detrimental to highway and pedestrian safety and 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.