

**Application Number 18/0077 – Land adjacent 27 Stockydale Road, Blackpool, FY4 5HP**

Erection of 4 detached dwellinghouses, two with integral garages and two with detached garages, with associated landscaping and access from Stockydale Road.

**Decision:** Refuse

**Reasons:**

1. The proposed development would involve access onto a narrow country lane. Visibility is limited due to a tight bend in the lane between the application site and Midgeland Road and the presence of high hedgerows. Notwithstanding the proposal for footpath provision, it is felt that the proposed development would exacerbate existing issues of pedestrian and vehicular conflict and have an unacceptable impact on highway safety. On this basis the proposal would be contrary to the provisions of paragraph 109 of the National Planning Policy Framework, Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and saved Policy AS1 of the Blackpool Local Plan 2001-2016.

2. ARTICLE 35 STATEMENT (NATIONAL PLANNING POLICY FRAMEWORK para 38)

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.