

COMMITTEE DATE: 18/09/2018

Application Reference: **18/0517**

WARD: Brunswick
DATE REGISTERED: 26/07/18
LOCAL PLAN ALLOCATION: Stanley Park Conservation Area
APPLICATION TYPE: Full Planning Permission
APPLICANT: Mrs J Blackledge

PROPOSAL: Erection of a single storey rear extension.

LOCATION: 18 BEECH AVENUE, BLACKPOOL, FY3 9AY

Summary of Recommendation: Grant Permission

CASE OFFICER

Susan Parker

INTRODUCTION

The application is being reported to the Committee as the applicant's husband is a senior officer in the Council.

BLACKPOOL COUNCIL PLAN 2015 -2020

This application accords with **Priority two of the Plan** - Communities: Creating stronger communities and increasing resilience.

SUMMARY OF RECOMMENDATION

On balance and given the particular site circumstances, no unacceptable impact on the residential amenities of the occupants of neighbouring properties is anticipated. The design of the extension is considered to be acceptable and no undue impact on the appearance, character or value of the Conservation Area as a heritage asset would result. The scheme is judged to represent sustainable development and no other material planning considerations have been identified that would outweigh this assessment. On this basis, Members are respectfully recommended to grant planning permission.

SITE DESCRIPTION

The application relates to no. 18 Beech Avenue in Blackpool which is a substantial semi-detached property on the eastern side of the road. It has a gable-topped, two-storey canted bay to the front and is finished in rough brown brick with a rosemary slate roof. The property has a substantial out-building in the rear garden. To the rear of the main building is an original

two-storey outrigger with a dual-pitch roof. The property is currently subdivided into two self-contained flats.

The site falls within the Stanley Park Conservation Area but is not otherwise subject to any designations or constraints.

DETAILS OF PROPOSAL

The application seeks planning permission for a single-storey rear extension. This would sit to the side of the existing outrigger and would project beyond the existing rear elevation of the property by 3.5m to finish level with the rear wall of the outrigger. It would have a flat roof with a central glazed lantern to provide light. The extension would be used as a dining room and bifolding patio doors would be provided across the resulting ground floor rear elevation.

The application has been accompanied by a Heritage Statement.

MAIN PLANNING ISSUES

The main planning issues are considered to be:

the principle of development

the impact on residential amenity

the appearance of the proposal and the impact on the character and value of the Conservation Area as a heritage asset.

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

CONSULTATIONS

Built Heritage Manager: the extension will not be visible from the road and so no objection is raised.

Blackpool Civic Trust: no response received in time for inclusion in this report. Any comments that are received will be communicated through the update note.

PUBLICITY AND REPRESENTATIONS

Site notice displayed: 4th August 2018

Neighbours notified: 26th July 2018

One representation has been received advising that the proposed plan was duplicated on the Council's website and that the existing plan was not available to view. This has now been rectified.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF) Revised July 2018

The revised NPPF retains the key objective of achieving sustainable development and hence there is a presumption that planning applications proposing sustainable development will be approved. It provides advice on a range of topics and is a material planning consideration in the determination of planning applications. The parts most relevant to this application are:

Section 12 that seeks to achieve well-designed places

Section 16 that relates to the conservation and enhancement of the historic environment

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 CS7 - Quality of Design

Policy CS8 - Heritage

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 the Quality of Design

LQ10 Conservation Areas

LQ14 Extensions and Alterations

BH3 Residential and Visitor Amenity

OTHER DOCUMENTS

Extending Your Home Supplementary Planning Document (SPD) - this document was adopted in November 2007 and sets out the Council's standards in respect of domestic extensions.

Stanley Park Conservation Area Appraisal and Management Plan - this document was adopted in 2017. It describes the character and significance of the Conservation Area as a heritage asset and explains the objectives and mechanisms for ongoing management of the area.

ASSESSMENT

Principle

There are no planning policies that would preclude the extension of the property in principle.

Amenity

The Extending Your Home Supplementary Planning Document is permissive of single storey rear extensions that project by 3m from the rear wall of the neighbouring property plus the set-off distance from the shared boundary. In this case the extension proposed would project by 3.5m which is 0.5m more than that ordinarily permitted. This degree projection is wanted to enable a continuous ground floor elevation to be created across the rear of the property to allow for the insertion of bi-folding patio doors to open onto the garden.

There are permitted development rights that allow for the erection of a 6m long extension to the rear of a semi-detached property subject to a prior approval procedure. This does not apply to properties in conservation areas or to flats but does indicate that the Government considers that more substantial extensions can be acceptable in appropriate circumstances.

The neighbouring property has a two-storey semi-circular bay to the rear directly adjacent to the boundary. This is not shown on the submitted plans but appears to project by at least 0.5m from the main rear wall of this neighbour. Although this bay has windows facing towards the area of garden in question, the main aspect is to the rear through the windows at the furthest projection of the bay.

The extension proposed would sit to the north of the adjoining neighbour's house. This neighbour's house also has an original two-storey rear outrigger set away from the shared boundary. There is therefore a potential for a tunnelling effect on this neighbour if the extension proposed is constructed.

The extension proposed would be 2.9m in height. Permitted development rights would allow for the provision of a 2m high wall or fence along the boundary. The extension would exceed this allowance by 0.9m. At present a boundary wall of around 1.5m height separates the two properties but this is topped by an established ivy screen giving a total height in excess of 2m. The ivy grows roughly level with the top of the bay windows on the two properties.

There is an existing balcony at first floor level to the rear of the application property and so there is already a degree of projection at high level directly adjacent to the neighbouring bay. The roof of the proposed extension would become the new base for this balcony.

It is recognised that the extension would project 0.5m beyond that typically permitted. However, the projection of the neighbouring bay, the existence of the first-floor balcony, the standard height of the extension, the substantial boundary treatment and the position of the extension to the north of the neighbour combine to mean that, on balance, the extension proposed would not have an unacceptable impact on the residential amenity of the neighbour as a result of over-shadowing or an over-bearing presence.

Given the separation distances involved and the position of the existing out-rigger, the extension proposed would not impact upon the residential amenity of the neighbours to the north and east.

Visual and Heritage Impact

The extension would be simplistic in design with a flat roof. A blank wall would face the shared boundary and wide, bi-folding patio doors would be installed across the rear elevation of the extension and existing out-rigger. To provide additional light into the extension, a glazed roof lantern is proposed.

It is recommended that a condition be attached to any permission granted to require the materials to be used in the construction of the extension to match those of the host dwelling.

The proposal would result in the loss of the existing semi-circular window at ground floor level and this is unfortunate. However, it must be recognised that the form of the bay has already been compromised somewhat by the provision of the first floor balcony. Although attractive, the rear bay is not visible from a public vantage point and therefore makes no contribution to the appearance or character of the Conservation Area. Its loss would not, therefore, affect the value of the Conservation Area as a heritage asset. Similarly, as the proposed extension would not be visible from a public vantage point, it also would not affect the appearance, character or heritage value of the Conservation Area. As such, no unacceptable visual or heritage impacts are anticipated.

Other Issues

The extension would not increase bedroom numbers at the property and so no increase in parking demand is anticipated. The proposal would have no impact on access or existing parking provision. No highway safety impacts are expected.

The site falls within flood zone 1 and so there is no requirement for the applicant to provide a flood risk assessment or demonstrate compliance with the sequential or exceptions tests. Drainage would remain as existing. As such no drainage or flood risk issues are identified.

The proposal would not affect any trees or features of ecological value and so no unacceptable impact on biodiversity would result.

No impacts on environmental quality are anticipated and it is not considered that the development would be at undue risk from such.

Sustainability and planning balance appraisal

Sustainability comprises economic, environmental and social components. The scheme is not considered to have an economic impact. Environmentally the scheme would not have an unacceptable impact on biodiversity or environmental quality and would be visually acceptable. No material impacts on surface-water drainage are anticipated. Socially no unacceptable amenity impacts are identified. The development is not expected to be at undue risk from flooding or exacerbate flood risk elsewhere and no highway safety issues would result. The value of the Stanley Park Conservation Area as a heritage asset would be

sustained. As such and on balance, the proposal is considered to constitute sustainable development.

CONCLUSION

On balance and given the particular site circumstances, it is not considered that the extension proposed would have an unacceptable impact on the residential amenity of the adjoining neighbour to the south. The neighbours to the north and east would not be affected by the proposal. The design of the extension is considered to be acceptable and no undue impact on the appearance, character or value of the Conservation Area as a heritage asset is anticipated. As set out above, the scheme is judged to represent sustainable development and no other material planning considerations have been identified that would outweigh this assessment. On this basis, Members are respectfully recommended to grant planning permission.

LEGAL AGREEMENT AND/OR DEVELOPER FINANCIAL CONTRIBUTION

Not applicable.

FINANCIAL BENEFITS

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 18/0517 which can be accessed via this link:
<http://idoxpa.blackpool.gov.uk/online-applications/search.doaction=weeklyList>

Recommended 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:

Proposed elevations drawing recorded as received by the Council on 24th July 2018

Proposed ground floor layout plan recorded as received by the Council on 24th July 2018

The development shall thereafter be retained and maintained in accordance with these approved details.

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

3. The materials to be used on the external surfaces of the extension hereby approved shall match those on the existing dwelling in colour, size, texture and design unless otherwise first 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 Policies LQ10 and LQ14 of the Blackpool Local Plan 2001-2016 and Policies CS7 and CS8 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

4. The roof of the extension beyond the existing balcony shall not be used for any other purpose other than as a means of escape in emergency or for maintenance of the building.

Reason: To safeguard the amenities of the adjoining neighbours 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.

Advice Notes to Developer

1. Please note this approval relates specifically to the details indicated on the approved plans and documents, and to the requirement to satisfy all conditions of the approval. Any variation from this approval needs to be agreed in writing by the Local Planning Authority prior to works commencing and may require the submission of a revised application. Any works carried out without such written agreement or approval would render the development as unauthorised and liable to legal proceedings.