

(1)

Supporting Document of facts for Planning application 18/0436

In 2010, Blackpool Music Academy was successful in gaining planning permission to convert a shop / office into a Charity Music School for the community, making it affordable to learn a musical instrument.

In 2011/12, it gained recognition in receiving funding from grants applied for to the tune of £30,000. It then received help from 48 different companies giving help, receiving £40,000 in donations and time from tradesmen.

Blackpool council helped by giving £10,000 from the forums, in all £70,000 was given to get the BMA set up and running in June 2012.

In 2015, further funding was received of £50,000 to make the premises more suitable for use. The project is a 3-stage project, as money is available, it continues until it is complete.

In all BMA has invested £360,000 into Blackpool, giving Blackpool the only community music school in the Fylde, which is owned and run by the community. In June 2018, it received help, which will secure BMA for the future generations. This was achieved by re financing from Lloyds Bank, with the company gaining assets of £125,000.

A Precedent Being Set

The pictures below show a property that was a replica of 420, Waterloo Road, before it was altered into residential. The frontage was a shop, with the rear residential to the side, and a garage to the rear, as is 420, Waterloo Road at present.

The alteration to Pine Avenue involved a single floor rear dormer extension; this was erected when the alterations were made. Making this a precedent to future building in the same province being erected, in the nearby of the rear of 420, Waterloo Road / Kirkstall Avenue.

The application to erect a single story dormer is roughly mirroring with Pine Avenue, making Pine Avenue the precedent.

We believe that there has been a precedent set and gives BMA the right to build as Pine Avenue has been, and should be allowed to follow suit.

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In 2010, BMA was given permission to build a rear single extension with internal roof storage reference 10/46701.

What BMA are requesting is that we are given permission to raise the roof, to give more access to the internal structure of the roof. This would make the roof more usable, lifting the height, no more than five feet from the original 2010 application 10/467071.

The application at present is still live, as previous work has not been signed off. All we ask is that we can continue building, and complete the project. Building a single floor extension with a lift as previously mentioned in the 2010 application, but increasing the roof by 5 feet, allowing us more usage of the extra space that would be created.



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Loss of Light to rear of 422, Waterloo Road

We believe there will not be any loss of light to 422, Waterloo Road. Mrs Knight states the children's bedroom, would lose light due to allowing the extension of 420 BMA.

Please see below the rear of 420/22 picture. The eave of the building starts in line with the windowsill, with the pitch going away to the right with the ridge 10 feet away off the top sill, allowing light to be gained from the widest point of the pitch/ ridge from 3 feet going to 10 feet. We believe this is well within guidelines, as this window is a bathroom and not a bedroom, it would not need the light as required for a bedroom. Mrs Knight is stating light would be lost in the children's bedroom, this bedroom is in a recess of the building to the rear, it is 12 feet from the proposed erected building, and it will not interfere with loss of light. When the occupants look out of the bedroom there is only one way they can see, which is straight ahead, looking out to their left would be a brick wall. The area painted white at rear 422, Waterloo Road is Mrs Knight property with the recess being shown of the bedroom set back, the window closest to the new building is a bathroom. The frosted glass was removed a few years ago, to make it look as though this was a bedroom; I have witnesses to the fact that the blinds in this room are always closed most of the time, as you can see in the picture.

Rear Yard Light

The yard is completely covered with no light been required entering the rear of the premises. The rear-covered yard from the back door are bedrooms, and then a lounge has been installed, having access to the rear alley by a door.

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In 2010, I was invited into 422, Waterloo Road and was amazed how dark the area was going out to the yard, there were bedrooms etc. on the ground floor where the yard is. I also saw electric being used for lighting in the daytime in the area being used for a lounge, there is no foundation for loss of light.

With the yard filled in as it is, building the extension would not be detrimental to 422 lose of light. Light has already been lost, with the filling in of the yard.



Late Night Noise

Blackpool Music School does not create late night noise. There are no activities after 9.00pm on any day.

We attach proof of teaching times, days of all activity; we can also prove this correct. Mr Knight sat outside gathering evidence, which showed all activities ceased and the building was clear by 9.20, with the tutor leaving at 9.20 pm. Mr Knight cannot say anything else to the contrary.

Lack of Parking

Mr and Mrs Knight created this problem for the surrounding area by accusing the BMA of damage to their party wall. This held up the building program for over 10 months, with threat of 3 court injunctions, hence holding up the continuation of the work, demanding £3,000.00 compensation from a charity, when there was no damage, as it was work in progress. Materials for the building works are stored on the side car park area, and the delays that Mr and Mrs Knight caused only made the parking situation worse.

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This will be corrected, as soon as the building work has been completed, and a drop kerb has been installed giving five off street parking spaces, 24 hours a day.

Noise from late night car doors banging

As we have said previously, we are not responsible for this, as all activities are stopped after 9.00pm.

There are three take away food shops next door to each other directly across the road from BMA, and use Kirkstall Avenue for car parking.

Radio Station

The radio station was introduced to BMA 4 years ago. BMA purchased the equipment to set up Fylde Coast Community Radio, in the rear of the premises. BMA were not qualified to run the station, so it looked for others to run it. The equipment belongs to BMA. We decided to rent out the premises along with the equipment that now brings vital funds along with advertising for BMA.

Fylde Coast Radio as it is today is a vital part of Blackpool, giving out information about what Blackpool has to offer. FCR provides 50 volunteer presenters with a purpose to get out of bed.

BMA receives revenue and advertising, which help in running the school, keeping its outgoings down and making it affordable for the community to learn, giving vital jobs to the community.

If BMA do not get the building that is been requested, we have no were for this facility to be able to continue and would have to be disbanded. This would be a great loss to Blackpool. Fylde Coast Radio is a local radio, giving out information regarding Blackpool, it is a worldwide station and has 15,000 world listeners and 7,000 local listeners, and it is the biggest growing radio station in the North West at this time.

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If BMA do not get the permission to extend the roof space, we will be unable to accommodate the radio station. A loss of 50 volunteering jobs will go, and vital information to Blackpool would be lost.

Complaints Received in Application

We are to understand there has seven complaints by two family's that are engage with each other, coming to gather making unfounded complaints.

BMA are aware of a vendetta against the school, which has been directed at the chairman Mr John Shaw.

Unfounded Claims

Blackpool Music Academy feel very strongly, that this is a ploy to close the school down. Those who have complained are either family or have been friends for many years of Mr and Mrs Knight. Since 2015 after altering their premises from commercial to residential, without planning permission things have been awkward.

I thank you for your time and ask you to help me to complete a project that is much needed in Blackpool. There is a community music school in every major city, without your input and help to finalise the project it could be lost.

Confirmation of filled in yard to 422, Waterloo Road

Below is an aerial picture that shows the rear yard of 422, Waterloo Road, 95% is covered with the only light being let into the property by the window that is set back onto the main wall. With this being set back as the children's bedroom, it is the same, there would be no difference of loss of light due to the window been set back into the building. Square footage of 8ft in all, as walls are surrounding the area where light would be accessed.

Putting a building next to the party wall of 420/2, would not have any significant impact to loss of light, due to the yard more or less being covered right up to the window of the building, the only access to light is in the recess of the building opposite the side of the yard. The limit to receiving light into the room would be minimum.



Regards,
John Shaw
Founder -BMA