

COMMITTEE DATE: 11/12/2018

Application Reference: 18/0683

WARD: Highfield

DATE REGISTERED: 09/10/18

LOCAL PLAN ALLOCATION: No Specific Allocation

APPLICATION TYPE: Full Planning Permission

APPLICANT: Haley Dancy

PROPOSAL: Erection of single storey extension following partial demolition of existing building.

LOCATION: REAR OF 147-149 HIGHFIELD ROAD, BLACKPOOL, FY4 2HG

Summary of Recommendation: Grant Permission

CASE OFFICER

Miss Susan Parker

BLACKPOOL COUNCIL PLAN 2015 -2020

This application accords to some extent with both **Priority One of the Plan** - The economy: Maximising growth and opportunity across Blackpool and **Priority Two of the Plan** - Communities: Creating stronger communities and increasing resilience as the development would support the continued operation of an existing business that also functions as a community facility.

SUMMARY OF RECOMMENDATION

Since first submission the form of the roof of the extension has been amended from a gable-ended roof to a hipped roof. It is considered that this change is sufficient to ensure that the extension would not have an over-bearing impact on neighbours or result in an unacceptable loss of light. As such, it is respectfully recommended that planning permission be granted.

SITE DESCRIPTION

The application relates to an irregularly-shaped, single-storey building that sits to the rear of nos. 147-149 Highfield Road. The building is separated from these properties by an area of hard-standing and a boundary treatment. It has its own, gated, vehicular access from the main road. It is adjoined by residential uses on all sides. The building is used as a dance school.

The site falls within flood zone 1. It is not subject to any specific designations or constraints.

DETAILS OF PROPOSAL

The application seeks planning permission for the demolition of the part of the building at the rear of the site that projects beyond the main body of the building, and its replacement with a single-storey extension. The extension would have a fractionally larger footprint as it would extend up to the rear boundary whereas the existing structure is slightly set-in from it. The key difference would be the increase in height. The existing structure has a conservatory-style roof with an eaves height of 2.3m and a maximum height of 3m. Originally the extension was proposed with a gable end to the south but has since been amended to have a hipped roof that would continue the ridge height of the section of the building to the front that it would attach onto. It would therefore have an eaves height of 2.7m and a ridge height of 5m. It is proposed that the extension would be used as a dance studio.

RELEVANT PLANNING HISTORY

13/0182 – permission granted for the erection of a single-storey front extension to form additional studio space and a reception area for the existing dance school.

12/0698 – Permission refused for the erection of a single-storey front extension and roof alterations to increase the height of the existing dance studio.

12/0561 – permission refused for the erection of a single-storey front extension and roof alterations to increase the height of the dance studio.

07/0013 – permission granted for use of premises as a dance school.

MAIN PLANNING ISSUES

The main planning issues are considered to be:

- the impact of the proposal on the amenity of neighbours
- the design of the scheme

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

CONSULTATIONS

Head of Highways and Traffic Management: the increase in floorspace is minimal and the difference could not materially increase parking demand. Whilst there may be existing parking issues, it is not possible to address the parking arrangements for the site as a whole through this application.

Service Manager Public Protection: noise insulation should be provided to protect surrounding properties. No complaints have been received about the existing operation. The dance-studio may require air-conditioning.

PUBLICITY AND REPRESENTATIONS

Neighbours notified: 09 October 2018

Two representations have been received from No. 16 Wellogate Gardens and No. 151 Highfield Road raising the following issues:

- Possibility of more noise
- Parking is an existing problem
- The extension would be over-dominating
- Loss of privacy

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

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. Section 12 on 'Achieving Well-Designed Places' is most relevant to this application.

NATIONAL PLANNING PRACTICE GUIDANCE (NPPG)

The NPPG expands upon and offers clarity on the points of policy set out in the NPPF. For the purpose of this application the section design is most relevant.

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:

- CS7 - Quality of Design

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
- LQ14 - Extensions and Alterations
- BH3 - Residential Amenity
- AS1 - Access and Parking

ASSESSMENT

Principle

There are no planning policies that would preclude the partial demolition and extension of the building in principle.

Amenity

The existing extension has a gently sloping roof running up from east to west and is surrounded by a glazed section that also has a gently sloping mono-pitch roof rising up from south to north. This glazed section is 2.1m high on the boundary. The extension proposed would have an eaves height of 3m on the boundary. It would sit to the north of No. 6 Oak Grove and No. 5 Wellogate Gardens and so would not over-shadow either of these properties or their gardens. The extension would sit to the side of the rear garden to No. 6 and some 3m from the corner of the house, and at an oblique angle to the rear elevation of No. 5. As such no unacceptably over-bearing impact would result.

No. 7 Wellogate Gardens has an area of garden immediately to the rear of the house that would be unaffected by the scheme but the end of the garden follows the line of the building. As such, the proposed extension would sit to the west of part of the garden. As such, and given the proposed 0.9m increase in height, this could reduce levels of direct sunlight in the later part of the day. The extension would sit around 4m at the closest point and at an oblique from the rear projection of the property. Any impact on rear windows in this projection would therefore be limited, would be restricted towards the end of the day, and would not be unacceptable. As much of the garden would be unaffected by the proposal, the limited loss of sunlight that may result close to the boundary would also not be considered to be unacceptable.

Concern has been raised by local residents over the potential for increased noise. The extension would have to comply with current building regulations standards and it is

anticipated that the new structure would provide enhanced noise attenuation over the existing building. Nevertheless, it is recommended that a scheme of sound insulation be agreed as part of any permission granted. Conditions could also be attached to require the door to the side to be restricted to emergency use only, and to require that the proposed roof-lights be non-opening. A condition should also be imposed to require the agreement of any air-conditioning plant or ventilation prior to installation. Subject to these conditions, no unacceptable amenity impacts are anticipated.

Design

The upper sections of the walls and the roof would be visible but the majority of the elevations would not be easily seen from the surrounding properties or any public vantage points because of the tall boundary fences around the site. A doorway would be retained in the western elevation to maintain access to the narrow strip of outdoor space for maintenance. Otherwise the elevations to the extension would be blank. It is proposed that the roof of the extension would follow the eaves and ridge lines of the section of the building to which it would connect, and would be hipped to the rear. When viewed from the side this hip would reflect the existing mono-pitch roof of the projection to the front. When viewed from the rear it would be seen as part of the existing roof and would tie-in well with the existing building. A condition could be imposed on any permission granted to require the extension to be constructed of materials to match those of the main building. Subject to this condition, the design of the extension is considered to be satisfactory and no unacceptable visual impacts are anticipated.

Access, Parking and Highway Safety

The extension would fractionally increase the floorspace of the building but would not be expected to generate an increase in traffic or parking demand. Access would not be affected and no existing off-street parking provision would be lost. As such, no impacts on the highway network or highway safety are expected.

Other Issues

The site falls within flood zone 1. The proposal would not materially increase the amount of hard-standing on the site and existing drainage arrangements would be utilised. There is no requirement for a site-specific flood risk assessment or for the applicant to demonstrate compliance with the sequential or exceptions tests. As such no unacceptable drainage or flood risk issues are identified.

The scheme would not affect any trees. Given the nature of the roof of the existing building and its use, it is not anticipated that the roofspace could accommodate nesting birds or roosting bats. As such the partial demolition would not have an ecological impact.

Given the nature of the site and proposal, no unacceptable impacts on air or water quality would be expected. Given the intended use it is not anticipated that the development would be at undue risk from land contamination.

Sustainability Appraisal and Planning Balance

Sustainability comprises economic, environmental and social components.

Economically, the proposal would support the continued operation of the premises as a business and employer and some limited employment would be created during construction. As such, the proposal is considered to be economically sustainable.

Environmentally, no unacceptable impacts on biodiversity, drainage, air, land or water quality are anticipated. The design of the scheme is considered to be acceptable and there is no reason to suppose that the scheme would increase dependence upon private car use. On this basis, the scheme would be environmentally sustainable.

Socially, the scheme would not have any unacceptable amenity impacts. No issues relating to flood risk or highway safety are anticipated. As such, the proposal is considered to be socially sustainable.

In terms of planning balance the proposal is considered to be acceptable and no other material planning considerations have been identified that would outweigh this view.

CONCLUSION

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, planning permission should be granted.

LEGAL AGREEMENT AND/OR DEVELOPER FINANCIAL CONTRIBUTION

None required.

FINANCIAL BENEFITS

The extension may result in an increase in business rates payable in respect of the premises but this has not influenced the consideration of the application.

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(s) 18/0683 which can be accessed via the link below:

<https://idoxpa.blackpool.gov.uk/online-applications/search.do?action=simple>

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:

Location Plan received by the Council on 04/10/18
Drawing numbered A018/156/P/O1

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 faces of the extension hereby approved shall match those on the main part of the existing building 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 Policy LQ14 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

4. (a) Prior to the commencement of development, a scheme of noise insulation shall be submitted to and agreed in writing by the Local Planning Authority. This scheme shall ensure that the following standards are met in noise sensitive premises:

- Less than 55 dB LAeq 16 hours (07.00 to 23.00) in gardens and outside living areas
- No greater than 35 dB LAeq 16 hours (07.00 to 23.00) - indoors daytime
- No greater than 30 dB LAeq 8 hours (23.00-07.00) - indoors night time
- A maximum of 45 dB LAFmax - indoors night time (23.00-07.00).

(b) Before the extension hereby approved is first brought into use, the noise insulation agreed pursuant to part (a) of this condition shall be installed in full and in full accordance with the approved details and shall thereafter be retained and maintained as such.

Reason: To prevent noise nuisance in order 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.

5. (a) the door shown in the western elevation of the extension hereby approved shall be used in emergency situations and for essential maintenance only and shall at no time be held, propped or otherwise fixed open or used to provide ventilation.

(b) the rooflights installed in the extension hereby approved shall be non-opening.

Reason: To prevent noise nuisance in order 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. No air conditioning or ventilation plant or equipment shall be installed before the siting, technical specification and details of appearance of such has first been submitted to and agreed in writing by the Local Planning Authority before development commences. The air conditioning or ventilation plant or equipment shall then be installed in full accordance with the approved details and shall thereafter be retained and maintained as such.

Reason: To prevent noise nuisance in order to safeguard the living conditions of the occupants of nearby residential 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.

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.