

Blackpool Council

26 August 2022

To: Councillors Baker, G Coleman, Farrell, Hunter, Kirkland, O'Hara, Robertson BEM and Stansfield

The above members are requested to attend the:

PLANNING COMMITTEE

Tuesday, 6 September 2022 at 6.00 pm
The Council Chamber, Town Hall, Blackpool FY1 1GB

A G E N D A

1 DECLARATIONS OF INTEREST

Members are asked to declare any interests in the items under consideration and in doing so state:

(1) the type of interest concerned either

- (a) personal interest
- (b) prejudicial interest
- (c) disclosable pecuniary interest (DPI)

and

(2) the nature of the interest concerned

If any member requires advice on declarations of interests, they are advised to contact the Head of Democratic Governance in advance of the meeting.

2 MINUTES OF THE MEETING HELD ON 26 JULY 2022 (Pages 1 - 8)

To agree the minutes of the last meeting held on 26 July 2022 as a true and correct record.

3 PLANNING/ENFORCEMENT APPEALS LODGED AND DETERMINED (Pages 9 - 16)

The Committee will be requested to note the planning/enforcement appeals lodged and determined.

4 PLANNING ENFORCEMENT UPDATE REPORT (Pages 17 - 20)

The Committee will be asked to note the outcomes of the cases and support the actions of the Service Manager, Public Protection.

5 SOUTH SHORE AREA OF SPECIAL LOCAL CHARACTER (Pages 21 - 34)

The Committee will consider a report regarding establishment of a South Shore Area of Special Local Character and the development of design guidance following public consultation.

6 PLANNING APPLICATION 21/0945: SITE OF FORMER AMBASSADOR HOTEL, 332-334 PROMENADE, BLACKPOOL, FY1 2JG (Pages 35 - 58)

To consider planning application 21/0945 for the erection of a seven-storey building comprising of 26 serviced holiday apartments with balconies at sixth floor level with associated bin and cycle stores and car parking.

7 PLANNING APPLICATION 22/0135: 64B CORNWALL AVENUE, BLACKPOOL, FY2 9QW (Pages 59 - 72)

To consider planning application 22/0135 for the use of premises as a mortuary with associated parking to front with emergency staircase to rear.

8 PLANNING APPLICATION 22/0375: 44-46 HULL ROAD, BLACKPOOL, FY1 4BQ (Pages 73 - 90)

To consider planning application 22/0375 for the use of premises as flexible serviced holiday accommodation of up to two units.

9 PLANNING APPLICATION 22/0577: 42 LEICESTER ROAD, BLACKPOOL, FY1 4HL (Pages 91 - 98)

To consider planning application 22/0577 for the replacement of windows to the front elevation including the retention of stain glass toppers.

10 DATE OF NEXT MEETING

To note the date of the next meeting as 11 October 2022.

Venue information:

First floor meeting room (lift available), accessible toilets (ground floor), no-smoking building.

Other information:

For queries regarding this agenda please contact Jenni Cook, Democratic Governance Senior Adviser, Tel: (01253) 477212, e-mail jennifer.cook@blackpool.gov.uk

Copies of agendas and minutes of Council and committee meetings are available on the Council's website at www.blackpool.gov.uk.

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Present:

Councillor Owen (in the Chair)

Councillors

Baker

Farrell

O'Hara

Stansfield

G Coleman

Kirkland

Robertson BEM

In Attendance:

Keith Allen, Highways and Traffic Development and Control Officer

Lennox Beattie, Executive and Regulatory Support Manager

Ian Curtis, Legal Advisor

Clare Johnson, Principal Planning Officer

Susan Parker, Head of Development Management

1 DECLARATIONS OF INTEREST

There were no declarations of interest on this occasion.

2 MINUTES OF THE MEETING HELD ON 14 JUNE 2022

The Committee considered the minutes of the last meeting held on the 14 June 2022.

Resolved:

That the minutes of the last meeting of the Committee held on 14 June 2022 be approved and signed by the Chairman as a correct record.

3 PLANNING/ENFORCEMENT APPEALS LODGED AND DETERMINED

The Planning Committee considered a report on Planning/Enforcement appeals lodged and determined since the last meeting. There had been 3 appeals against the refusal of planning application, one against the refusal of advertising consent and one appeal against the issuing of an enforcement notice submitted and details were included in the reports. No appeals had been determined in the same period.

Resolved:

To note the update.

4 PLANNING ENFORCEMENT UPDATE REPORT - MAY 2022

The Planning Committee considered an update on enforcement activity in Blackpool from 1 May 2022 to 31 May 2022.

In total 41 new cases had been registered for investigation in June 2022 and as at 31 May 2022, there were 452 "live" complaints outstanding. A total of 21 cases had been closed during the month and 3 formal enforcement notices issued on the terms and for the

MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 26 JULY 2022

reasons outlined in the report.

Resolved:

To note the update.

5 PLANNING ENFORCEMENT UPDATE REPORT - JUNE 2022

The Planning Committee considered an update on enforcement activity in Blackpool from 1 June 2022 to 30 June 2022.

In total 65 new cases had been registered for investigation in June 2022 and as at 30 June 2022, there were 459 "live" complaints outstanding. A total of 38 cases had been closed during the month and 5 formal enforcement notices issued on the terms and for the reasons outlined in the report.

Resolved:

To note the update.

6 PLANNING APPLICATION AND APPEALS PERFORMANCE - QUARTER 4 2021/2022

The Committee received an update report on the Council's performance in relation to Government targets in dealing with planning applications and appeals on performance in the fourth quarter of the 2021/2022 financial year, January 2022 to March 2022.

The Committee noted that the performance reported with 94.7% of non.-major applications determined within the target of 8 weeks had been significantly higher than the statutory target of 70% for such applications. There had been no major applications determined in the period. The Committee considered that this reflected well on the performance of the Development Management Team as a whole.

Resolved:

To note the report.

7 PLANNING APPLICATIONS AND APPEALS PERFORMANCE - QUARTER ONE 2022/2023

The Committee received an update report on the Council's performance in relation to Government targets in dealing with planning applications and appeals on performance in the fourth quarter of the 2022/2022 financial year, April 2022 to June 2022.

The Committee noted that 100% of major applications had been determined within 13 week against the statutory target of 60% for such applications. The Committee also noted that the performance in respect of non-major applications with 95/4% determined within 8 weeks which had been again significantly higher than the statutory target of 70% for such applications. The Committee considered that as with Item 6's update this reflected well on the performance of the Development Management Team as a whole.

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Resolved:

To note the report.

8 PLANNING APPLICATION 22/0019: ODEON CINEMA, FESTIVAL LEISURE PARK, RIGBY ROAD, BLACKPOOL

The Planning Committee considered application 22/0019 for external alterations including the installation of glazed shopfronts, cladding, render and additional glazing and use of premises as altered as indoor sport, recreation or fitness use (Use Class E(d)) with two food and drink units (Use Class E(b)) to front ground floor at the Odeon Cinema, Festival Leisure Park.

Ms Clare Johnson, Principal Planning Officer, presented the report to the Planning Committee. Ms Johnson highlighted that the applicant had now demonstrated that there were no sequentially preferable sites and that the leisure use would not undermine the resort core nor conflict with other planned investment including the Blackpool Central site. Ms Johnson explained that since the application had first been submitted, the applicant had worked with Planning Officers to address concerns about a potential failure to conform to the sequential test and regarding the design of the façade. The applicant had worked with officers to provide design improvement and additional sequential and impact arguments which had now been accepted.

Mr David Smith, WSP, Applicant's Agent, spoke in support of the application. Mr Smith emphasised that the sequential test had been met with evidence produced to support that fact. Mr Smith highlighted that the development represented the repurposing of an existing leisure use and emphasised the landowner's intention to invest and further develop the site.

The Committee considered carefully the application, representations and the officer's report. It noted that the statutory consultation period would only expire on 2 August 2022. The Committee however concluded that the application was suitable in planning terms given the evidence submitted that it met the sequential test for development and that development would not have an unacceptable impact on the health of the town centre, district or local centres or any planned development such as the Blackpool Central site. The Committee concluded that the application should be granted in principle subject to the conditions in the officer's report and on the expiry of the consultation period unless significant objections raising new points were received.

Resolved:

To grant planning permission in principle subject to the conditions 1 to 12 listed in the Committee Report, and to delegate authority to the Head of Development Management to issue the decision notice, once the statutory 21 day consultation period expires on the 2 August 2022.

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9 PLANNING APPLICATION 22/0195: UNIT 1 CLIFTON RETAIL PARK, CLIFTON ROAD, BLACKPOOL

The Planning Committee considered planning application 22/0195 for the erection of a two storey side extension and alterations to front elevation of existing building at Unit 1 Clifton Retail Park, Clifton Road.

Ms Susan Parker, Head of Development Manager, presented the report to the Planning Committee. Ms Parker highlighted that a sequential assessment had been undertaken with no sequentially preferable sites on which the development could be located. It was not considered that the development would have any material impact on any existing development particularly on the sustainability of the town centre. The extension had been proposed for the sale of bulky goods and this would not detract from the viability and vitality of the town centre and therefore be in accordance with National Planning Framework, Policies CS1 and CS4 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy DM15 of the emerging Blackpool Local Plan Part 2: Site Allocations and Development Management Policies.

Ms Parker highlighted the amendments to the proposed conditions outlined in the Update Note circulated to members on the 25 July 2022. Ms Parker explained that the initial proposal had been to restrict the sale of bulky goods to the new extension but following discussions with the applicant it had become clear that this would unnecessarily restrict the potential operation of the unit in a way that would be unworkable. It had therefore be agreed that the sale of bulky goods would be restricted to an area equivalent to the floorspace of the extension, a total of 895 square metres. Further amended conditions had also been included in the Update Note regarding the sale of kitchens and kitchen furniture which had been omitted from the original application but were considered a reasonable addition as they fell under the bulky good criteria. There were also some minor amendments to conditions on the use of the development and on the sale of food and drink so that the use of premises by a franchisee or a small ancillary café would not breach the planning permission. Ms Parker explained that these amended conditions were considered reasonable amendments to reflect the actual operation of the development.

Mr Kevin Keigher from the Applicant Next and Mr Roddy MacLeod, Applicant's Agent both spoke in support of the application. They highlighted their view that the application would not undermine the viability of the town centre and that it represented a complimentary offer under the same branding but specialising in bulky goods to the store in the town centre. Mr Keigher emphasised the economic benefits of the scheme to the town and highlighted that such a development would retain spending within the Blackpool area with shoppers typically choosing to travel further to purchase such goods.

The Committee considered the application it noted the sequential assessment had been submitted and that it had been clearly evidenced that no sequentially preferable sites could be identified. The application was considered acceptable with conditions as outlined in the report and as amended in the Update Note. The Committee concluded that it would provide new economic development without detriment to the existing hierarchy of retail centres.

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Resolved:

That the application be approved subject to the conditions 1,2,3,5,6,9 and 10 outlined in the report and amended conditions 4, 7, 8 and 11 in the update note.

10 PLANNING APPLICATION 22/0498: 58-60 HORNBY ROAD, BLACKPOOL

The Planning Committee considered application 22/0498 for the erection of a front terrace and installation of bi-fold doors at ground floor (resubmission of application 22/0243) at the Barrons Hotel 58-60 Hornby Road.

Ms Susan Parker, Head of Development Management, presented the application to the Planning Committee. The application was for the installation of two sets of folding doors of the front elevation and the erection of decking to occupy the forecourt of the hotel with steps in the centre of the decking and access ramps to either side. The 1m gap between the boundary with the highway would be filled with planters and the decking would have a 1.1m high balustrade around its edges. The proposed decking would be used as external seating for the hotel. Ms Parker noted that proposal would result in the loss of informal car parking but noted that the Head of Highways and Traffic Management had not objected and considered that the loss of parking would not be noticeable. Ms Parker emphasised the removal of these spaces would not require planning permission in any case and neither would any informal use as a seated areas. In summary Ms Parker emphasised the relatively modest nature of the application and that some objections raised concerns about the operation of the hotel that would require to be addressed by other means.

Ms Parker explained that any use of the hotel restaurant as an independent entity separate to the hotel use would require planning permission and would be a matter to be investigated by the Council's Planning Enforcement team. As no such change of use was proposed, the potential for this situation to develop could not be afforded weight and could not be used as a reason for refusal. Concerns had also been raised as to the outdoor seating increasing the potential of noise nuisance and anti-social behaviour but on balance it was not felt that this could justify a refusal of planning permission given the area could currently be used and that conditions which mitigated these concerns be restricting the use of area after a certain time had been recommended.

Mr Ian White, Public Objector, spoke in objection to the application. Mr White expressed his concerns and that of Stay Blackpool the organisation of which he was a member. Mr White expressed concern about the potential for increased noise nuisance for neighbouring properties through increased use of the outdoor space, concerns about lack of supervision of the outside area, concerns of the operation of the premises as a restaurant/bar rather than a hotel and the potential health and safety risks of a poorly maintained or lit outside area.

Councillor Mark Smith, Ward Councillor for Talbot ward, spoke in objection to the application. He confirmed his support of Mr White's objections and expressed concerns about the potential of the application to add to noise nuisance. Councillor Smith also suggested that there should be more consideration given to lighting and canopies to ensure the outdoor space represented a safe area.

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The Committee considered carefully the application, representation received and observations from the Planning Officer. While noting the relatively modest scope of the application, the Committee also noted the significant concerns of local residents regarding noise nuisance and the need for landscaping to be suitable for the site and both mitigate noise and facilitate monitoring of the site. It also concluded that the outside area should close at 9pm to avoid adding to the nuisance already experienced in the area.

The Committee therefore concluded The Committee concluded that the application should be granted in principle subject to the conditions in the officer's report and on the expiry of the consultation period unless significant objections raising new points were received with the following amendments to conditions:

- i. That the external terrace should not be used outside the hours of 9.00 to 21.00.
- ii. That the landscaping scheme be extended across the whole width of the terrace with no access direct from Hornby Road onto the terrace. Instead access to be obtained from the side of the terrace or from within the building.
- iii. That details of any lighting scheme be submitted and approved by the Head of Development Management prior to the outside area being brought into use and maintained to the satisfaction of the Head of Development Management. The use of floodlighting would not be considered acceptable but low level security lighting and decorative festoon lighting would be appropriate.

Resolved:

To grant planning permission in principle subject to the conditions listed in the Committee Report and above, and to delegate authority to the Head of Development Management to issue the decision notice, once the statutory 21 day consultation period expires on the 2 August 2022.

PLANNING APPLICATION 21/1062- LAND AT 8 NORBRECK ROAD

The Planning Committee considered application 21/01062 for the erection of a party 4 storey part 5 storey building comprising 35 assisted living flats (affordable housing for rent) with shared residential areas and associated landscaping, car parking and external amenity space at Land at 8 Nobreck Road.

Ms Clare Johnson, Principal Planning Officer, presented the application to the Committee. Ms Johnson highlighted that the application concerned the formers Mariners Public House site, where the public house had been demolished in 2008, the site had been empty since that date. The site was located close to the junction with Queens Promenade on Norbreck Road. The principal of development of the site for housing had been well established with applications for apartments approved in 2008 and 2020 and the site being allocated for housing within the emerging Local Plan (site reference HSA1.1).

Ms Johnson explained that the application had been recommended for approval as it would provide affordable, assisting living homes for those over the age of 55, which meet an identified local need and this consideration along with the regeneration of site which had lain vacant for sometime weighed heavily in favour of the application. While normally

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Council Policy CS13 would require more than 70% or more of the accommodation to have two or more bedrooms this would be outweighed by the need for this specialist accommodation. The NHS Clinical Commissioning Group (CCG) had requested a financial contribution towards the reconfiguration of Moor Park Health Centre but officers had accepted the viability arguments on this long vacant site. As such, the CCG were objecting to the proposal. Ms Johnson set out that the CCG assumed a population increase from new housing development, but in this case, the accommodation proposed was to meet an identified local need which should not directly result in an increase in the population. Ms Johnson confirmed that the benefits of the scheme outweighed the lack of planning obligations and recommended that the Committee grant planning permission, without requiring the applicant to enter into a Section 106 agreement to make financial contributions towards health infrastructure or public open space.

Mr David Morse, JMP Northwest, Applicant's Agent, spoke in support of the application. Mr Morse highlighted that the application would meet an identified housing need and it was proposed that allocations would be through the Council's Choice Based Lettings system. Mr Morse emphasised the applicant's track record in delivering such schemes across the UK.

The Committee considered carefully the application, the representations and the presentation by officers. While some members of the Committee expressed concern about the housing mix in terms of the number of one bedroom flats and the limited amount of car parking on site, the Committee balanced these concerns with the requirement to address an identified housing need and the accessible nature of the site close to bus and tram links.

Resolved:

That the application be approved subject to conditions 1 to 20 in planning report and condition 21 in the Update Note.

12 DATE OF NEXT MEETING

The Committee noted the date of the next meeting as 6 September 2022

Chairman

(The meeting ended at 7.10 pm)

Any queries regarding these minutes, please contact:
Jenni Cook Democratic Governance Senior Adviser
Tel: (01253) 477212
E-mail: jennifer.cook@blackpool.gov.uk

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Report to:	PLANNING COMMITTEE
Relevant Officer:	Susan Parker, Head of Development Management
Date of Meeting:	6 September 2022

PLANNING/ENFORCEMENT APPEALS LODGED AND DETERMINED

1.0 Purpose of the report:

1.1 The Committee is requested to note the planning and enforcement appeals, lodged and determined.

2.0 Recommendation(s):

2.1 To note the report.

3.0 Reasons for recommendation(s):

3.1 To provide the Committee with a summary of planning appeals for information.

3.2 Is the recommendation contrary to a plan or strategy adopted or approved by the Council? No

3.2 Is the recommendation in accordance with the Council's approved budget? Yes

4.0 Other alternative options to be considered

4.1 None, the report is for information only.

5.0 Council Priority:

5.1 The relevant Council priorities are both 'The Economy: maximising growth and opportunity across Blackpool' and 'Communities: creating stronger communities and increasing resilience'.

6.0 Planning Appeals Lodged

- 6.2 21/1060 – Corner of New Bonny Street and Central Drive Blackpool - Installation of 15metre high monopole with wraparound cabinet base, 3no additional equipment cabinets and associated works.

An appeal has been lodged by CK Hutchison Networks (UK) Ltd against the Council's refusal of planning permission

- 6.3 21/0872 – 266 Whitegate Drive, Blackpool - Installation of a glazed veranda canopy to the front elevation.

An appeal has been lodged by Ms Sam Jones against the Council's refusal of planning permission

- 6.4 21/1073 - 6a-10A Dickson Road, Blackpool - Retention of an automated teller machine (ATM).

An appeal has been lodged by Cardtronics UK Ltd against the Council's refusal of planning permission

- 6.5 21/1074 - 6a-10A Dickson Road, Blackpool - Retention of internally illuminated automated teller machine surround and internally illuminated "logo" panel.

An appeal has been lodged by Cardtronics UK Ltd against the Council's refusal of advertisement consent.

- 6.6 22/0052 - Land at Festival Leisure Park, Land on the North side of Rigby Road, Facing Seasiders Way - Display of 2 freestanding 3m x 6m internally illuminated LED digital advertisement screens.

An appeal has been lodged by Austringer Capital Limited against the Council's refusal of advertisement consent

7.0 Planning/Enforcement Appeals Determined

- 7.1 22/0061 - 159-163 Devonshire Road, Blackpool. Display 1 LED screen to side of 368 Talbot Road

Appeal Dismissed

The Inspector agreed that the main issue is the effect of the proposed advertisement on amenity. He stated that because of its size and elevated position the advertisement would appear particularly dominant for passers-by. The

advertisement would be unduly prominent for the residents whose houses front Devonshire Road, on the opposite side of the junction, and from the back of the closes houses on Catterall Place. The introduction of a large digital advertisement would be a dominant feature that would be markedly out of keeping and discordant in the visual context of this transition area. This would be exacerbated by the alternative imagery and text.

For the above reasons the Inspector concluded that the proposal would have a significant adverse effect on the amenity of the area and therefore the appeal should be dismissed.

7.2 21/0474 - 57 Central Drive, Blackpool, FY1 5DS. Erection of rear roof lift to form additional bedrooms, bathroom and storage.

Appeal Dismissed

The Inspector set out that the main issues were the effect of the proposed development on the character and appearance of the host building and surrounding area, whether the proposed development would provide acceptable living conditions for future occupants, with particular reference to the provision of private amenity space and housing density and the effect of the proposed development on the living conditions of the occupiers of 59 Central Drive, with particular reference to outlook and privacy.

With regard to character and appearance, they stated that The proposed increase in height of the roof and flat roof would have a poor relationship with the adjoining properties and wider terrace. The use of brick to the upper floor would draw the eye to the extension. The introduction of two roof lights, at differing heights, would dominate the roof plane of the principal elevation. The scheme did not include architectural details or features to provide depth or visual interest and would not be characteristic of the host building or other buildings within the terrace which have a broadly consistent character and appearance. Consequently, the roof lift, flat roof and roof lights would result in a poorly designed development which, due to their scale, bulk and position, would appear at odds with the established pattern of development and the terrace, contrary to the Council's key design policies.

In terms of living conditions for future occupants, they noted that site is in the second most deprived area in the country which is densely developed with little open space. They noted that a large percentage of the local housing stock comprised flats which was significantly more than local, regional and national averages which resulted in an over-concentration and that planning policy sought to address those matters. They set out that there was no separate access and there would be no reasonable way to control occupant numbers. The number of bedrooms would increase from 1 to 4 and could accommodate a family. No external space was

provided and having regard to the size of the flat, the proposed development would conflict with the Council's efforts to improve the living environment and establish more balanced and healthy communities. This is because it is likely to exacerbate the high housing density in the area, to a degree, and result in an overly intensive occupation of the building. In addition, it would not provide an adequate outdoor area for future occupiers, particularly given the size of the extended flat proposed.

With regard to impact on existing neighbours, the Inspector stated the proposed roof lift would result in No 57 being more dominant when viewed from No 59's windows and would result in a tunneling effect. The scheme would have an intrusive and oppressive effect and would have an overbearing impact. The outlook from No 59's windows, facing towards the appeal site, would be significantly compromised with the effect that the occupiers would feel hemmed in when looking out of these windows. This is due to the proposed increase in height, scale and small gap between No 59's windows and the proposed development. On the basis, the new windows would allow occupiers of No 57 to look into the side windows of No 59 which would result in a loss of privacy. They recognize that the host building has existing windows which face towards No 59. Nonetheless, the scheme would increase the number of windows which face towards No 59 and would adversely increase the level of overlooking.

For the reasons above, the Inspector dismissed the appeal.

7.3 21/0566 - 32 Lytham Road, Blackpool, FY1 6DY. External alterations including provision of bike and bin store to rear and use of premises as altered as 3 self-contained permanent flats.

Appeal Dismissed

The Inspector set out that the main issues were the effect of the proposal on the character and appearance of the host property and surrounding area.

The scheme was a resubmission of a previously approved application for external alterations to provide a traditional residential frontage and use of the property as three self-contained flats. This application was largely the same other than the removal of the external alterations and retention of the sun lounge to front. The Inspector noted that the terrace included traditional stone bays and also sun lounges. The sun lounges tended to relate to commercial and hotel uses rather than residential uses. The examples provided by the Council of replacement frontages demonstrated that the removal of sun lounges positively impacted the area and reinforced residential character.

The Inspector set out that the retention of the unsympathetic sun lounge to the principal elevation of the host building, which is located along an identified key resort

gateway, would fail to establish and extend the residential character of the building and along the terrace. The scheme did not include appropriate proposals to establish residential character and would fail to contribute towards raising the standard of the wider built environment and streetscape.

For the above reasons the Inspector concluded that the proposal would have a significant adverse effect on the amenity of the area and therefore the appeal should be dismissed.

7.4 22/0036 – 338 Midgeland Road, Blackpool, FY4 5HZ – erection of a single-storey detached garage.

Appeal Dismissed

The Inspector considered the main issue to be whether or not the garage would preserve or enhance the character and appearance of the Marton Moss Conservation Area.

They noted that the significance of the Conservation Area derived in part from its history of piecemeal, post-medieval enclosure. The implementation of a 2010 permission was noted and the Inspector observed that dwelling now appeared substantially large with a wide and tall front elevation. The open land to the north meant there were long views of the extensive side elevation.

The large size of the garage was described along with its materials and siting to the front of the property, close to the road and the northern boundary. By virtue of its size and wide separation from the house, the Inspector judged that the garage would be a prominent and conspicuous feature. Whilst it would match the main house, the use of cedar cladding would be uncharacteristic in the area. As such, the overly-large garage would appear out of scale and out of keeping with the streetscene, and would not assimilate well.

Although dense planting would help screen the garage, it would still be visible through gaps and, as vegetation was not permanent, it should not be relied upon to make a development acceptable. On balance, the garage would not make a positive contribution to the Conservation Area.

The Inspector concluded that the development would result in less than significant harm to the heritage asset and that the harm must therefore be weighed against the public benefit of the scheme as required by the National Planning Policy Framework. As the garage would be private, it would offer negligible public benefit. On this basis, the development failed to satisfy the requirements of the relevant legislation and policy.

The Appellant's willingness to alter the materials was noted but was not considered sufficient to overcome the concerns. The Council's handling of the application was not a matter to be weighed in the planning balance. Finally, it was noted that the applicant could park vehicles within the site regardless of the outcome of the appeal and that this did not provide justification for the scheme.

For the reasons above the Inspector dismissed the appeal.

7.5 The Planning Inspectorate decisions can be viewed online at <https://idoxpa.blackpool.gov.uk/online-applications/> using the relevant application reference for the decision.

7.6 Does the information submitted include any exempt information? No

8.0 List of Appendices:

8.1 None

9.0 Financial considerations:

9.1 None

10.0 Legal considerations:

10.1 None

11.0 Risk management considerations:

11.1 None

12.0 Equalities considerations:

12.1 None

13.0 Sustainability, climate change and environmental considerations:

13.1 None

14.0 Internal/ External Consultation undertaken:

14.1 None

15.0 Background papers:

15.1 None

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Report to:	PLANNING COMMITTEE
Relevant Officer:	Tim Coglan (Head of Public Protection)
Date of Meeting:	6 September 2022

PLANNING ENFORCEMENT UPDATE

1.0 Purpose of the report:

1.1 The Committee is requested to consider the summary of planning enforcement activity within Blackpool, between 1 July 2022 and 31 July 2022.

2.0 Recommendation(s):

2.1 To note the outcomes of the cases set out below and to support the actions of the Service Manager, Public Protection Department, in authorising the notices set out below.

3.0 Reasons for recommendation(s):

3.1 The Committee is provided with a summary of planning enforcement activity for its information.

3.2 Is the recommendation contrary to a plan or strategy adopted or approved by the Council? No

3.3 Is the recommendation in accordance with the Council's approved budget? Yes

4.0 Other alternative options to be considered:

4.1 None, the report is for information only.

5.0 Council priority:

5.1 The relevant Council priorities are both 'The Economy: maximising growth and opportunity across Blackpool' and 'Communities: creating stronger communities and increasing resilience'.

6.0 Background information

6.1 Cases

New Cases

In total, 70 new cases were registered for investigation in July 2022.

As at 31 July 2022, there were 471 “live” complaints outstanding.

Resolved cases

In total, 14 cases were resolved by negotiation without recourse to formal action.

Closed cases

In total, 40 cases were closed. These cases include those where there was no breach of planning control found, no action was appropriate, or where it was considered not expedient to take action.

Formal enforcement notices / s215 notices

- One enforcement notice was authorised in July 2022;
- One s215 notice was authorised in July 2022;
- One Breach of Condition notice was authorised in July 2022;
- No enforcement notices were issued in July 2022;
- One s215 notice was issued in July 2022;
- One Community Protection Notices ('CPN') was issued in July 2022.

Notices authorised

Ref	Address	Case	Dates
21/8172	58 Dean Street (FY4 1BP)	Unauthorised material change of use from a single private dwelling-house, to a self-contained holiday let	Enforcement Notice authorised 11/07/2022
19/8185	208 Caunce Street (FY3 8AH)	Poor condition of property	s215 Notice authorised 12/07/2022
20/8271	352-358 Lytham Road (FY4 1DW)	Breach of condition 2 on PP15/0235 re: use of car park to discontinue and associated structures removed on or before 7 July 2020	Breach of Condition Notice authorised 15/07/2022

Notices issued

Ref	Address	Case	Dates
21/825 2	31 Oxford Road (FY1 3QL)	Poor condition of property	s215 notice issued 14/07/2022 – due for compliance 19/11/2022 unless an appeal is submitted by 19/08/2022
22/818 7	68 Saville Road (FY1 6JT)	Poor condition of empty property	Community Protection Notice issued 21/07/2022 – due for compliance by 21/08/2022

6.2 Does the information submitted include any exempt information?

No

7.0 List of Appendices:

7.1 None.

8.0 Financial considerations:

8.1 None.

9.0 Legal considerations:

9.1 None.

10.0 Risk management considerations:

10.1 None.

11.0 Equalities considerations:

11.1 None.

12.0 Sustainability, climate change and environmental considerations:

12.1 None.

13.0 Internal/external consultation undertaken:

13.1 None.

14.0 Background papers:

14.1 None.

Report to:	PLANNING COMMITTEE
Relevant Officer:	Carl Carrington, Head of Planning (Quality and Control)
Date of Meeting:	6 September 2022

SOUTH SHORE AREA OF SPECIAL LOCAL CHARACTER

1.0 Purpose of the report:

- 1.1 To explain the nature and purpose of an Area of Special Local Character, and to seek support for
- the principle of creating Areas of Special Local Character
 - establishing a South Shore Area of Special Local Character
 - drawing up design guidance with particular emphasis on converting commercial to residential, as a precursor to the development of a borough wide design code

Suggestions for the process of public consultation are also invited

2.0 Recommendation(s):

- 2.1 To support the principle of creating areas of special local character.
- 2.2 To support the establishment of a South Shore Area of Special Local Character in principle and officers are asked to undertake a period of consultation proportionate to the impact of the proposed 'local listing'.
- 2.3 To request the Head of Planning (Quality and Control) to start drawing up design guidance and to bring forward a further report to a future Planning Committee meeting.

3.0 Reasons for recommendation(s):

- 3.1 To enable the setting of locally listed buildings within the boundary of the Area of Special Local Character to be better managed, and the enhancement of historic areas which do not meet the criteria for Conservation Area designation
- 3.2 Is the recommendation contrary to a plan or strategy adopted or approved by the Council? No
- 3.2 Is the recommendation in accordance with the Council's approved budget? Yes

4.0 Other alternative options to be considered:

The immediate setting of Locally Listed buildings can be managed within the Development Management system so the 'do nothing' option offers some limited

opportunity for preserving setting. However, changes within the wider townscape may not be a material consideration of significant weight, and incremental change could continue to erode historic character. An Area of Special Local Character would enable greater weight to be placed on wider townscape changes and also create an opportunity to pilot an informal design code to support the delivery of more cohesive and well-designed areas.

5.0 Council Priority:

- 5.1 The relevant Council priority is 'Communities: creating stronger communities and increasing resilience'.

6.0 Background Information

- 6.1 On 2 November 2011 Executive approval (EX52/2011) was given to create a list of buildings of local architectural and/or historic interest. Local Lists are a way of helping conserve buildings of local, rather than national, importance which make a positive contribution to the character of our streets. Local listing is a material consideration when planning permission is sought which might harm a building's special interest. The Local List is now complete, although public nominations are still accepted.
- 6.2 Historic England describes Areas of Special Local Character as historically important areas that fail to meet the criteria for Conservation Area designation. 'Local Listing' is the most appropriate way to create an Area of Special Local Character. The main difference between Conservation Areas and Areas of Special Local Character is that planning permission is necessary for partial or total demolition in Conservation Areas. Permitted development rights in Areas of Special Local Character are not affected although, in Blackpool, an Article 4 Direction is currently being progressed to remove permitted development rights for the demolition of individual Locally Listed buildings. However, the area's special interest will be a material consideration when applications for planning permission are being considered which would result in alterations to, or the total or partial demolition of, any building within the area.
- 6.3 Bond Street and Waterloo Road are the main historic shopping streets in the South Shore area. Today the streets retain their retail character and are busy thoroughfares which include several Locally Listed buildings and the Grade II Listed Holy Trinity Church. However, commercial pressures and poor or unauthorised development in the past have resulted in the loss of many architectural features, and more recently the economic decline of the area has resulted in high vacancy levels and disrepair. Nevertheless, the concentration of designated and undesignated heritage assets on these streets, together with some interesting original architectural features on the upper floors of other buildings, merits the establishment of Waterloo Road and Bond Street as an Area of Special Local Character. The designation would assist the decision-making process when applications are received which would affect the setting of Listed and Locally Listed buildings, or where proposals would result in further erosion of historic character.

- 6.4 On 6 August 2020, the Government published 'Planning for the Future,' a consultation on reforms to the planning system. 'Planning for the Future' included proposals for local authorities to introduce local design codes.

On 20 July 2021, the Ministry of Housing, Communities and Local Government introduced the Building Beautiful Places plan, a programme incorporating a range of measures including an update of the National Planning Policy Framework (NPPF) and the introduction of the National Model Design Code (NMDC). The National Planning Policy Framework was amended to urge all councils to develop local design codes.

A Design Code for the Bond Street and Waterloo Road Area of Special Local Character would be developed in consultation with the local community. This would set out the design expectations for new development in the area which respects the local historic character and ensuring that proposals such as new buildings, shopfronts or external alterations associated with conversions, are sympathetic to the area's historic character and appear cohesive in the streetscene. The Design Code would set out detailed parameters for development in the area and could, for example, contain a list of suitable materials for different types of development, include an illustrated design guide and architectural detail requirements in conversions, such as the inclusion of bay windows and/or stone dressings or require traditional shopfronts etc.

- 6.5 Does the information submitted include any exempt information? No

7.0 List of Appendices

Appendix 5(a): Assessment of the South Shore Area of Special Local Character

Appendix 5(b): Boundary map

8.0 Financial considerations:

- 8.1 Officer time only in the public consultation process.

9.0 Legal considerations:

- 9.1 None.

10.0 Risk management considerations:

- 10.1 None.

11.0 Equalities considerations:

- 11.1 None.

12.0 Sustainability, climate change and environmental considerations:

12.1 None.

13.0 Internal/ External Consultation undertaken:

13.1 Internal consultation with Development Management team.

14.0 Background Papers

14.1 None.

DESIGNATION OF LOCAL HERITAGE ASSETS

SOUTH BEACH AREA OF SPECIAL LOCAL CHARACTER

WATERLOO ROAD AND BOND STREET, BLACKPOOL

Introduction

Historic England describes Areas of Special Local Character as historically important areas that fail to meet the criteria for Conservation Area designation. Although such areas of special character are generally used to identify areas based upon their architectural or townscape merits, they may also deal with other elements of the historic environment such as locally important landscapes or archaeology.

The main difference between Conservation Areas and Areas of Special Local Character is that planning permission is necessary for partial or total demolition in Conservation Areas. Permitted development rights in Areas of Special Local Character are not affected, unless article 4 directions are made for individual locally listed buildings. However, its special interest will be a material consideration when planning applications which would result in alterations to, or the total or partial demolition of, any building within the area are being considered.

Bond Street and Waterloo Road are the main historic shopping streets in the South Beach area. Commercial pressures and poor development management in the past have resulted in the loss of many architectural features, and more recently the economic decline of the area has resulted in high vacancy levels and disrepair. Nevertheless, there are a number of locally listed buildings along these streets, plus the grade II listed Holy Trinity Church which, together with some interesting original architectural features on the upper floors of other buildings, merits the 'local listing' of Waterloo Road and Bond Street as an Area of Special Local Character. Such a designation would assist the decision-making process when applications are received which would affect the setting of listed and locally listed buildings, or where proposals would result in further erosion of historic character.

Summary of Significance

Bond Street and Waterloo Road developed as the main retail and commercial area of South Shore. Today the streets retain their retail character and are busy thoroughfares which include several locally listed buildings and the grade II listed Holy Trinity Church.

Historical development of the South Beach area

Early mapping of South Beach shows that there were few buildings in the area until the mid-1800s. In the early 19th century the area today known as South Beach was known as New Blackpool and was formed as a separate community and a rival resort to Blackpool. The area is often locally known as South Shore, its historic name. The first house was reputedly built by Mr Thomas Moore in 1819, and the community grew to a definable settlement by 1838 although it only contained about fifty properties. The 1838 Tithe map shows that South Beach was a distinguishable community with buildings mainly located on a square of streets behind the seafront, between Bolton Street and Britannia Place.

Between 1845 and 1850 land at South Beach had become highly desirable. Lytham Road (then Broad Lane) and Waterloo Road formed the principal routes through South Beach, with Church Street (later renamed Bond Street) running parallel to the seafront; this was no more than a track at its south end where it led to the church.

The OS map of 1893 shows that South Beach had by then merged with Blackpool to form the southern tip of the urban area. The mapping shows a densely built-up area around Church Street (Bond Street), which developed as the area's principal shopping district. To the south of Dean Street the houses were larger and less densely developed, their middle class aspirations expressed by streets named after Queen Victoria's holiday homes (Osborne and Balmoral). New streets to the south of Station Road are clearly shown, following field boundaries, and by the 1890s these streets were lined with rows of semi-detached, terraced and detached houses.

To the north of Dean Street, denser terraced streets were developed parallel to the seafront in a compact grid. The larger seafront villas and hotels had large gardens fronting the promenade. Proximity to the sea was the attraction; larger properties are shown on the 1890s OS map closest to the sea, compared with inland, although streets south of Dean Street were lined with substantial houses built for the middle classes. Alongside affluent retired people, these houses were mostly occupied by commuters and commercial travellers who had easy access to the rail network from South Shore station. There were also a few respectable lodging houses for summer visitors drawn by the Pleasure Beach, developed on rough pasture to the south of Balmoral Road in the 1890s. The district was also served by the promenade tramway from 1885 and the tram along Lytham Road.

By 1911 most of the gap sites to the south of Waterloo Road had been filled with terraces and semi-detached houses, and a large hotel facing the station (the Grand) had been built in the late 19th century on Lytham Road. The streets to the north of Waterloo Road were also completed, with higher density terraced housing, shown from the 1912 OS map. 1930s OS mapping shows little change in the area, although the Pleasure Beach, the South Promenade and Pier had been developed during the interwar period.

Bond Street

An important commercial street in the South Beach area, running north-south between Waterloo Road in the north and south to the Pleasure Beach railway station. The stretch covered by the Area of Special Local Character runs from Waterloo Road to Station Road. The street was historically known as Church Street due to the presence of the grade II Holy Trinity Church, the earliest church built in South Shore. The street's higher status in the street hierarchy is expressed in its width and in the commercial character and height and quality of the buildings.

The building line follows the back of the footway in most cases, creating a dense street scene. Properties have narrow frontages and a vertical emphasis. The grain of the area is tight with an absence of open space. The buildings are generally of three or more storeys, with a varied, lively roof line of gabled or parapet roofs. Corner properties tend to be given more architectural prominence with corner features and more elaborate entrances. The buildings are a mix of brick and stone construction with red brick used for earlier buildings. Some are painted or rendered, and roofs are largely Welsh slate, with some clay and concrete tile. Almost all buildings have uPVC windows, although some timber sashes or leaded casements survive on upper floors. Upper floors generally retain historic character and features. Historic shop fronts are absent, with late 20th century signage and fascias dominating street frontages. Building uses have changed as the economic status of the street has declined, for example at least three former banks have been converted into pubs or shops.

Overall the street has positive character. Locally listed buildings include former banks and large shops including a former District Bank at No.29, the RBS at No.87 and Hartes store (formerly Woolworth's) on the corner with Waterloo Road.

Waterloo Road

The stretch covered by the Area of Special Local Character runs from the Promenade to Lytham Road. The street was one of the first east-west streets in South Shore to be laid out, and is shown on the 1838 Tithe map. By the late 19th century it rivalled Bond Street as a main commercial street in the area, with residential premises at the east end across Lytham Road (beyond the Area of Special Local Character). By 1938 retailers such as Woolworths, Saxone and Boots were trading from the street, as well as independent confectioners and drapers. There was a cinema at No. 36, a bank and a post office. In the early 20th century a railway station opened at the bridge, to the east. The street is characterised by its relatively wide aspect, with buildings built up to the rear of wide footways, and the intersection of north-west side streets along its length.

The streetscape has a varied mix of buildings, with late 19th to early 20th century buildings such as Victoria Market and the locally listed former post office, and a range of 1970s shop units on the north side, creating variations in the roofline and scale. The Victoria Market and post office are both prominent on the street and reflect each other in their vertical height, and the post

office relates in scale to post-war 20th century buildings on the north-west side of the street. The scale throughout the rest of the street is generally of two-storey shops and commercial premises.

Most of the commercial properties have modern fascias and shop fronts to the ground floor, with the upper floors being converted into residential flats. However, there are several positive value buildings including the Victoria Market, built in the late 1930s on the site of an old market hall, and no. 35 Your Local Market, formerly a car showroom, with a striking white faience façade. The 1930s former Talbot Market on an island site to the west of Bolton Street is also of merit and retains its original fenestration pattern of large shop windows.

Locally listed buildings include the Bull Inn, the former Post Office, Harte's Store on the corner of Bond Street, and the former bank at 44 Waterloo Road.

Historic and current uses

The 1901 Barrett Directory shows that Bond Street was an important retail street, with everything from shoemakers and stationers to grocers and banks in occupation. Waterloo Road was primarily commercial with a cinema and post office at its centre. Much of the commercial property remains in retail use, and the shopping streets remain lively, although uses have changed as the economic status of the street has declined, for example at least three former banks on Bond Street have been converted to pubs or shops.

Materials and construction

The majority of buildings within South Shore are of red brick construction. Brickmaking became an important industry during Blackpool's expansion, using local clay from pits shown on late 19th century maps. By 1891 there were four brickworks in the town, but these were demolished by 1910 to make way for housing development. The brick is red and smooth-faced. Moulded brick details are used on large commercial buildings such as the locally listed former Woolworth's on Bond Street (currently in a state of disrepair) where a simple classical-style frieze is used at the entablature. The Edwardian stepped gables of Nos. 16-22 Bond Street, a former bank, are a strong townscape feature in bright red brick and moulded terracotta.

Some public buildings, particularly former banks, are faced in ashlar or pitch-faced yellow sandstone. Grade II listed Holy Trinity Church is constructed of coursed, pitch faced yellow sandstone with red sandstone dressings. A locally listed former club on the corner of Bond Street and Station Road, dating from the 1920s, is faced in pitch-faced yellow sandstone and has a wealth of ashlar pilasters, cornices, keystone, colonettes, hoodmoulds and carved details. Ashlar pilasters between the ground floor bays are visible between modern shopfronts and fascias.



Former Woolworth's store, 7-11 Bond Street



Nos. 16-22 Bond Street, an altered former bank



92 Bond Street

The Last Orders Inn, a locally listed former bank on the corner of Bond Street and Rawcliffe Street has a rusticated ground floor of sandstone ashlar, brick to the upper floors, with sandstone 'Gibbs' surrounds to the windows and sandstone details.

No. 35 Waterloo Road is a good early 20th century example of the use of faience.

Archaeological potential

Historic maps suggest that the area was in cultivation on drained moss fields prior to early 19th century development, and no earlier settlement has been recorded. The archaeological potential for the South Beach area is therefore considered to be low. However, there are a few sites in this area where relatively modern buildings have been built on the site of historic buildings, for example the site of an historic inn on the corner of Waterloo Road and Lytham Road. Any development which involves below ground works, including demolition, should include a watching brief for buildings which are known to stand on earlier sites.



The Last Orders Inn, Bond Street / Rawcliffe Street



No. 35 Waterloo Road

Development management

Since the South Beach Historic Characterisation exercise was undertaken in 2008 there has been significant deterioration in the fabric of Waterloo Road, and particularly Bond Street. Not only has this affected the appearance of the historic shopping street generally, it has had a damaging impact on the setting of the grade II listed Holy Trinity Church on the corner of Bond Street and Dean Street, as well as on locally listed buildings on the road.

Although the loss of architectural features and historic shop fronts has diminished the historic character of the streets, they nonetheless contain several high quality buildings and many others retain historic features at first floor level. 'Local listing' as an Area of Special Local Character means that its special character will be a material consideration when development management decisions are being made. Planning applications for works to all buildings in the Area of Special Local Character will be supported for developments which preserve or enhance historic character. In particular, applications for total or partial demolition of any building in the area will take account of the impact of its removal, and the design of its replacement.

Designated and undesignated heritage assets

Holy Trinity, Bond Street/Dean Street (grade II)

Holy Trinity School, Dean Street (adjacent to church)

Harte's Store, 7 – 11 Bond Street

Former bank, 29 – 31 Bond Street

Former bank, 46 Bond Street

Former assembly rooms, 98 – 100 Bond Street/Station Road

Former villa and bank, 87 Bond Street/22 Dean Street

Dutton Arms, Waterloo Road/441 Promenade

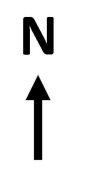
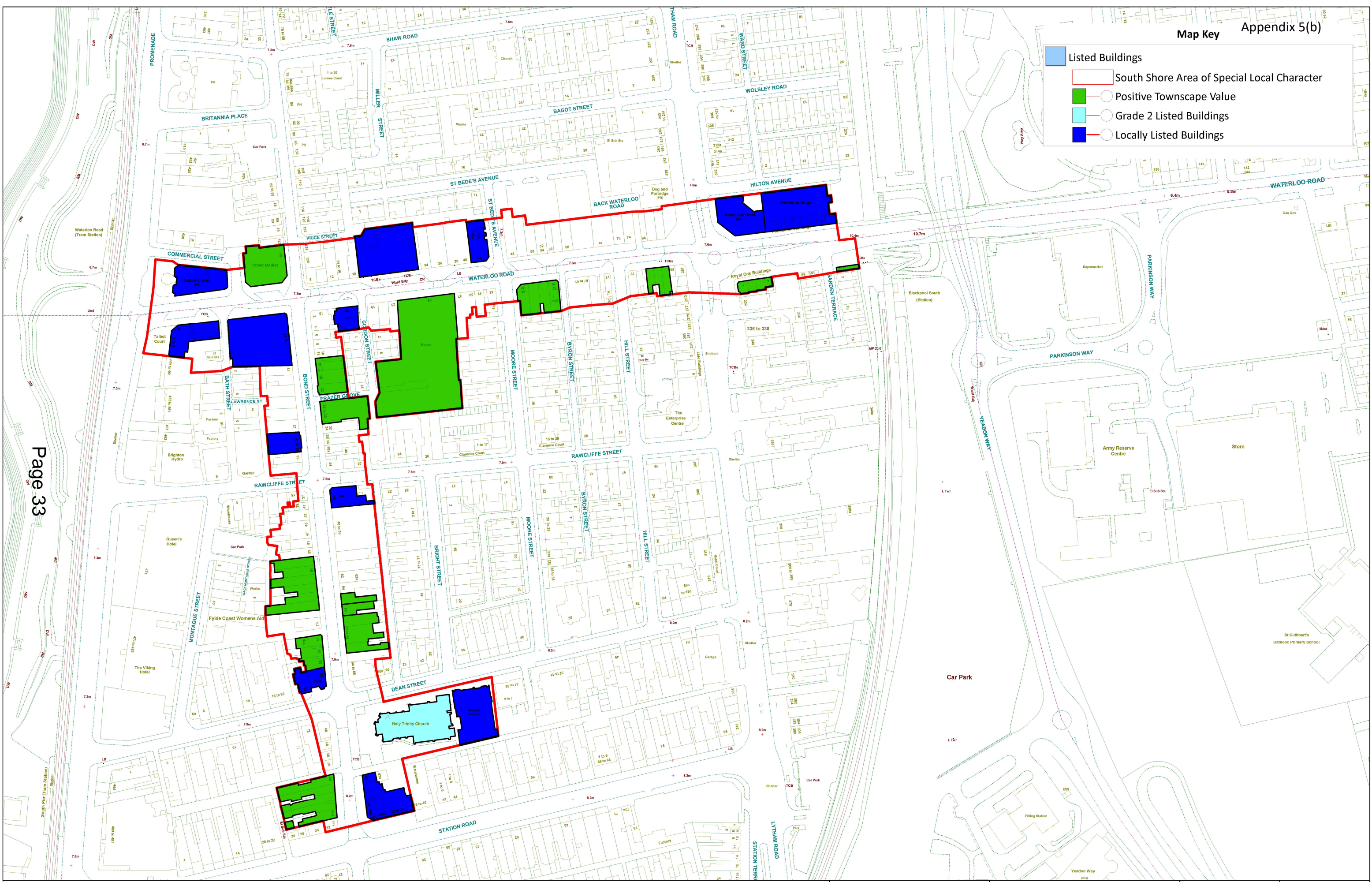
Bull Inn, Waterloo Road

Talbot Court, 5 – 9 Waterloo Road/Promenade

Former Post Office, 20 – 32 Waterloo Road

Former bank, 44 Waterloo Road/St Bede's Avenue

- Listed Buildings
- South Shore Area of Special Local Character
- Positive Townscape Value
- Grade 2 Listed Buildings
- Locally Listed Buildings



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**Blackpool Council
Development Management**

Officer Report to Committee

Application ref: 21/0945
Ward: Claremont
Application type: Full
Location: Site of former Ambassador Hotel, 332-334 Promenade, Blackpool, FY1 2JG
Proposal: Erection of a seven-storey building comprising of 26 serviced holiday apartments with balconies at sixth floor level with associated bin and cycle stores and car parking.
Recommendation: Approve
Case officer: Caron Taylor
Case officer contact: 01253 476221
Meeting date: 6 September 2022

1.0 BLACKPOOL COUNCIL PLAN 2019-2024

1.1 The Council Plan sets out two priorities. The first is ‘the economy: maximising growth and opportunity across Blackpool’, and the second is ‘communities: creating stronger communities and increasing resilience.

1.1.2 This application would provide new, good-quality holiday accommodation on the Promenade. It would result in a high-quality building on what is currently a vacant, cleared site in a prominent position within the North Shore Conservation Area, ensuring the Conservation Area is preserved and enhanced.

1.1.3 All other aspects of the development are considered acceptable subject to conditions.

2.0 SUMMARY OF RECOMMENDATION

2.1 The application proposes a new seven-storey building of serviced, self-catering apartments on a prominent site on the corner of Derby Road and the Promenade. It will provide good-quality holiday accommodation on a cleared vacant site that currently has a detrimental impact on the North Shore Conservation Area and all other aspects of the proposal are considered acceptable subject to conditions.

3.0 INTRODUCTION

3.1 This application is before Members because it is a major scheme of general public interest.

4.0 SITE DESCRIPTION

4.1 The application site was previously occupied by the Ambassador Hotel, a five storey building on the corner of the Promenade and Derby Road. It is in the North Shore Conservation Area. The appraisal for the Conservation Area noted the former Ambassador Hotel was in a very poor state of repair and detracted from the amenity value of the Conservation Area. However, it was noted that it retained many original features and could be restored to make a strong positive contribution to the character and appearance of the Conservation Area. Planning permission was granted for its conversion into 17 apartments (ref: 21/0113). Due

to its poor condition the building had to be demolished in November 2020 under the Building Act 1984 as it was in a dangerous condition. The site has remained vacant since.

- 4.1.2 There is an alley to the rear of the site, gated behind the adjacent Rutland Hotel. The remainder of the terrace fronting the Promenade, that the former Ambassador Hotel was a part of, is in holiday accommodation use and is four-storeys high with a fifth storey in a mansard roof. The properties would originally have had three-storey Victorian bays, but these are now covered two-storey modern sun lounges with only the top of the bay visible at second floor. The original eaves line of the property above the fourth floor is a strong feature of the terrace with the later mansard roof added above to create additional accommodation.
- 4.1.3 The buildings on Derby Road to the east of the site form a terrace running through to Dickson Road and are both hotel and residential use. The buildings are viewed as largely three-storey, apart from on the corner with Dickson Road where a further storey has been added with a mansard roof. As the road slopes down towards the Promenade, the properties have accommodation partly created within basements, with their main entrances elevated above the road level accessed via steps.
- 4.1.4 To the north is the modern, brick-built, flat-roofed, nine-storey Grand Hotel, which is L-shaped and surrounded by car parking and grassed areas.
- 4.1.5 The site is located within the North Shore Conservation Area, the Main Holiday Accommodation Promenade Frontage and within Flood Zone 1.

5.0 DETAILS OF PROPOSAL

- 5.1 Originally the proposal was for a mixed use building comprising self-contained serviced holiday apartments on the upper floors, two. commercial and one. holiday apartment on the ground floor (24 holiday apartments in total). It was not considered that commercial uses on the ground floor were acceptable due to the site being outside a defined centre and concerns about how the two uses would have operated on a practical level with parking for the holiday apartments in front of the pedestrian access to the commercial units, and no servicing area being available for the commercial units.
- 5.1.2 The application was subsequently been amended so it is now for 26 serviced self-contained holiday apartments. The agent advises that the apartments would all be managed by one company as a whole.
- 5.1.3 Each floor, except the top floor would have four apartments, two of which would have two double bedrooms and the other two have one single and one double, with bathrooms and lounge/kitchen/dining area. The top floor would have two apartments set in from the front and side elevations of the building with terraces. These apartments would have a double and a single bedroom alongside bathrooms and lounge/kitchen/diners.
- 5.1.4 The main pedestrian entrance to the holiday apartments would be from Derby Road with a rear access, bin and cycle store accessed from the alleyway off Derby Road.
- 5.1.5 A car park with 13 spaces is proposed. Of these spaces, four. would be accessed from the Promenade with the remainder being accessed via a dropped kerb proposed across the frontage of the site with Derby Road.

- 5.1.6 The application has been supported by:
- Planning and Heritage Statement (including sequential assessment)
 - Design and Access Statement (including Townscape Visual Impact Assessment)
 - Computer-generated Image
 - Drainage Strategy
 - Sustainable drainage systems Pro-Forma
 - Fire Plan Letter
 - Fire Statement Form

6.0 RELEVANT PLANNING HISTORY

- 6.1 20/0113 - External alterations including rendering of the building, removal of front porch, replacement windows, including replacement dormer windows with front roof terrace, car parking for 13 vehicles to the front and side elevations with associated landscaping, boundary treatment, cycle parking, refuse storage and use of premises as 17 permanent self-contained apartments – approved May 2020.

7.0 MAIN PLANNING ISSUES

- 7.1 The main planning issues are considered to be:
- the principle of development
 - design, layout and visual impact
 - impact on residential amenity
 - highway impact

8.0 CONSULTATION RESPONSES

- 8.1 **Electricity North West** - the development is shown to be adjacent to or affect Electricity North West's operational land or electricity distribution assets. The applicant must ensure that the development does not encroach over either the land or any ancillary rights of access or cable easements.
- 8.2 **United Utilities** - the proposals are acceptable in principle subject to a condition that the development is carried out in accordance with the Strategy and for the avoidance of doubt surface water is drained at the restricted rate of 4.5 litres per second.
- 8.3 **Fire Gateway One (relating to tall buildings)** - The application does not fall within the scope of the regulations (it is not for residential units - holiday accommodation does not fall under the definition) therefore a Fire Statement is not required.
- 8.4 **Environmental Protection** - Require a Phase 1 report to be carried out as that section of the promenade is made ground and the age of the former hotel would have used asbestos containing materials within the construction phase. Whilst the building was demolished the foundations will remain in situ.
- 8.5 **Local Highway Authority :**
- 8.5.1 No significant problem raised with the amended plan and parking layout, but suggested a way of laying out the parking to gain an additional space. The plans have been amended in accordance with their suggestion.

- 8.5.2 The existing crossing at the front of the building will not need alteration, but the one at the side will, and will also get some wear and tear during construction. It is suggested that the Derby Road footway is resurfaced on completion while the crossings are being altered. A Construction Management Plan should cover dilapidation and, specifically, support to the back street in view of the level difference. As a minimum, the back street footway will need to be reconstructed because of the lack of support as currently constructed.
- 8.5.3 There should be no construction vehicle access from the Promenade and “H” markings or, preferably, a waiting restriction on Derby Road (as “H” markings are not legally enforceable). Therefore a Traffic Regulation Order would be needed. Given the length of the construction period it may be preferable to have a Traffic Regulation Order in place for construction onward. All of the highway issues can be covered by a simple highway agreement based on the crossing permissions.
- 8.6 **Lead Local Flood Authority** - No objections. The drainage layout and drainage strategy for this application are acceptable.
- 8.7 **Conservation Officer** - The proposed elevations needs to be stepped down from the corner to align more closely with the existing properties on Queens Promenade and Derby Road [the scheme has been amended in line with these comments]. The proposed cladding appears to be suitable for the location. The glazed areas which project forward from the elevations add interest, but consideration needs to be given to the materials for these elements. Powder coated aluminium window frames and doors should be marine grade but this can still deteriorate in such an exposed marine environment. Materials should be conditioned, and samples provided.
- 8.8 **Blackpool Civic Trust** - Overall the Civic Trust supports a development at this site given its history. However a greater balance is needed between commercial returns and the Conservation Area. Greater cognizance is needed of what the Conservation plan actually says. The following concerns are raised:
- The proposed development is considerably bigger than the original hotel and is out of character and context to the other hotels on the Promenaded north and south of the Blackpool Hotel (former Pembroke/Hilton);
 - The development abuts adjacent property and so compromises the adjacent architecture which is within the Conservation Area;
 - Retail/commercial development at ground floor level should be refused as there is currently none on Promenade in the Conservation Area;
 - Greater parking is needed for the development as 24 apartments will attract considerably more than 13 vehicles. The vast majority of visitors to Blackpool come by car and parking restrictions are in force in surrounding streets.

9.0 **REPRESENTATIONS**

- 9.1 Press notice published: 22/03/22
- 9.2 Site notice published: 16/03/22
- 9.3 Neighbours notified: 10/03/2022 and 10/08/2022
- 9.4 No representations have been received from the public.

10.0 RELEVANT PLANNING POLICY

10.1 National Planning Policy Framework

10.1.1 The National Planning Policy Framework was adopted in July 2021. It sets out a presumption in favour of sustainable development. The following sections are most relevant to this application:

- Section 6 – Building a Strong, Competitive Economy
- Section 8 - Promoting healthy and safe communities
- Section 11 - Making effective use of land
- Section 12 - Achieving well-designed places
- Section 14 - Meeting the challenge of climate change, flooding and coastal change
- Section 15 - Conserving and enhancing the natural environment
- Section 16 – Conserving and enhancing the historic environment

10.2 National Planning Practice Guidance

10.2.1 The National Planning Practice Guidance expands upon and offers clarity on the points of policy set out in the National Planning Policy Framework.

10.3 Blackpool Local Plan Part 1: Core Strategy 2012-2027

10.3.1 The Core Strategy was adopted in January 2016. The following policies are most relevant to this application:

- CS7 Quality of Design
- CS8 Heritage
- CS9 Water Management
- CS12 Sustainable Neighbourhoods
- CS13 Housing Mix, Density and Standards
- CS21 Leisure and Business Tourism
- CS23 Managing Holiday Bed Spaces

10.4 Blackpool Local Plan 2011-2016 (saved policies)

10.4.1 The Blackpool Local Plan was adopted in June 2006. A number of policies in the Local Plan have now been superseded by policies in the Core Strategy but others have been saved until the Local Plan Part 2: Site Allocations and Development Management Policies has been adopted. The following saved policies are most relevant to this application:

- BH3 Residential Amenity
- RR11 Central Promenade and Seafront
- RR12 Other Promenade Areas
- LQ1 Lifting the Quality of Design
- LQ2 Site Context
- LQ4 Building Design

10.5 Blackpool Local Plan Part 2: Site Allocations and Development Management Policies (emerging policies)

10.5.1 The Blackpool Local Plan Part 2 (Part 2) was subject to independent examination at the end of last year and the Inspector has issued his comments. At present, minor modifications are out for consultation. It is anticipated that Part 2 will be adopted early next year. As such, significant weight can be attached to the emerging policies in accordance with the provisions of paragraph 48 of the National Planning Policy Framework. The following emerging policies in Part 2 are most relevant to this application:

- DM17 Design Principles
- DM21 Landscaping
- DM27 Conservation Areas
- DM31 Surface Water Management
- DM35 Biodiversity
- DM41 Transport Requirements for New Developments

10.6 Other Relevant Policy Guidance

10.6.1 Holiday Accommodation Supplementary Planning Document - this document was adopted in November 2017 as a revision to the original version adopted in March 2011. It sets out the Council approach to proposals for or relating to holiday accommodation and identifies the safeguarded holiday accommodation areas.

10.6.2 New Homes from Old Places Supplementary Planning Document – this document was adopted in March 2011 and sets out the Council’s minimum design and amenity standards for new homes created through conversion.

10.6.3 Department for Communities and Local Government National Technical Housing Standards – this document was published in March 2015 and sets out the national minimum standards for new homes. This partially supersedes some of the standards in the Council’s New Homes from Old Places SPD guidance.

10.6.4 National Model Design Code (July 2021) provides guidance to promote successful design and expands on the ten characteristics of good design set out in the National Design Guide.

10.6.5 National Design Guide (January 2021) recognises the importance of good design and identifies the ten characteristics that make up good design to achieve high-quality places and buildings. The guide articulates that a well-designed place is made up of its character, its contribution to a sense of community, and its ability to address the environmental issues affecting climate.

10.6.6 The Environment Act 2021 makes provision for all planning permissions to be conditional on the provision of biodiversity net gain. Whilst there is, as yet, no requirement set out in statute, the Government’s clear intention is a material planning consideration. The Council will therefore seek to secure biodiversity net gains where practicable in advance of this becoming a statutory requirement.

10.6.7 Blackpool Council declared a Climate Change Emergency in June 2019 and is committed to ensuring that approaches to planning decision are in line with a shift to zero carbon by 2030.

10.6.8 Blackpool Council adopted the Blackpool Green and Blue Infrastructure Strategy in 2019. The GBI Strategy sets out six objectives for Blackpool in terms of green infrastructure:

- Protect and Enhance green and blue infrastructure i.e. protecting the best and enhancing the rest
- Create and Restore green and blue infrastructure i.e. greening the grey and creating new green and blue infrastructure in areas where it is most needed
- Connect and Link green and blue infrastructure i.e. making the links, improving connectivity and accessibility of green and blue infrastructure
- Promote green and blue infrastructure i.e. changing behaviour, promoting the benefits of green and blue infrastructure and encouraging greater uptake of outdoor activity and volunteering.

10.6.9 Blackpool adopted the 2021-2031 Tree Strategy in July 2021. This strategy recognises the importance of trees, the benefits they afford us and the ever-important role they can play in improving our community's mental wellbeing, socio-economic value, providing a home for wildlife and mitigating environmental issues and climate change. Given that Blackpool only has 4.4% tree cover (the lowest in the UK), the Strategy aims to embed trees into decision making processes across the council and ensure the current stock is proactively managed.

10.6.10 Greening Blackpool Supplementary Planning Document - this document was adopted in May 2022 and sets out the green infrastructure and tree planting requirements for new development.

11.0 ASSESSMENT

11.1 Principle

11.1 The proposal is for 26 no. self-contained holiday apartments. The application site is within the Main Holiday Accommodation Promenade Frontage (as defined with the Holiday Accommodation Supplementary Planning Document). Core Strategy Policy 21 directs new holiday accommodation provision to these areas along with the Town Centre and Resort Core. As such, the proposal is acceptable in principle.

11.2 Design, visual and heritage impact

11.2.1 The site is in the North Promenade Conservation Area. Local Authorities have a duty to safeguard and enhance the special qualities of Conservation Areas.

11.2.2 Core Strategy Policy CS8 states proposals within or affecting the setting of any of Blackpool's Conservation Areas should conserve or enhance those elements that make a positive contribution to their special character and appearance including its setting as identified within the Conservation Area appraisal.

11.2.3 The application site is in a prominent location on the corner of Derby Road and the Promenade. Due to the open nature of the grounds of the Grand Hotel opposite, there are full views of both the front and side of the site as it is approached from the north on the Promenade and on Dickson Road. There are also views south from the headland near The Grand Hotel.

11.2.4 The North Shore Conservation Area Appraisal notes that the area around the site is varied in design, from the French Renaissance style of the Imperial Hotel to the modern almost brutal design of the hotel on the former Derby Baths site (now The Grand Hotel), with many

smaller hotels in between. The majority of the latter are altered with sun lounges and roof lifts, some more successfully than others.

- 11.2.5 The site as it stands is considered to have a negative impact on the character, appearance and quality of the Conservation Area and so redevelopment of it is welcomed in design terms.
- 11.2.6 In terms of its scale the proposed building would have seven storeys (including ground floor level). The fifth floor would be in line with the top of the adjacent terrace of properties facing the Promenade, so overall the building would be taller than its neighbours. However, the higher sixth floor would be set back from the front and side elevations by approximately 2 metres, thereby visually reducing the mass and bulk of the building. The former Ambassador hotel was also slightly taller than the properties on the Promenade rising to its highest point on the corner.
- 11.2.7 On Derby Road the building would sit closer to the adjacent existing properties than its predecessor did, however this is not considered unacceptable and amended plans have been provided lowering the building at its eastern end so would step down towards its neighbours on this side.
- 11.2.8 Overall the scale of the building is considered acceptable and indeed necessary to create a sense of presence and enclosure on this prominent site.
- 11.2.9 In terms of the design, the proposal is for a modern building which is considered an appropriate design solution. The largely flat, light-coloured elevations would be punctuated by some windows that would protrude forward with dark, cladded surrounds. The building would be dominated by large, full-height windows set forward of the building at the corner and edged in dark cladding, providing interest. During the application process some changes to the design have been sought to ensure the building would better assimilate into its immediate surroundings. In addition to stepping the building the down to the properties on Derby Road as discussed above, the amended design now reflects the strong eaves line of the adjacent terraces on the Promenade by incorporating a horizontal strip to continue this feature across the application building between the fourth and fifth floors. This would be illuminated at night. The modern, bay-window type feature in the Promenade elevation of the building has been moved up from the second to the third floor, so as to follow the top of the existing adjacent bay window of the Rutland Hotel rather than sit between the adjacent floors as it did before (this repositioning has also been replicated for the bay on the Derby Road elevation to match).
- 11.2.10 The large, full-height feature window on the corner of the building would add visual interest, but would also allow the internal contents of the holiday apartments to be viewed from outside. Based on experience elsewhere in Blackpool, this could detract significantly from the appearance of the building, particularly on such a prominent corner. Therefore the lower half of the corner windows have been amended to now show a form of obscurity, so visually there would still be the attractive look of the full height windows whilst the internal contents of the apartments would be appropriately screened. The final detail of the obscurity would be agreed through condition as it has the potential to be a design feature of the building in its own right.
- 11.2.11 It is accepted that materials to be used will be particularly important to the success of the scheme. To ensure that the sixth floor remains visually recessed (along with the lift-shaft housing on the roof) it will be important that that an appropriate colour cladding is used,

such as a light grey. To ensure the modern lines of the building are maintained, suitable materials would need to be used that would withstand the elements in this exposed position on the Promenade. Therefore a condition is proposed requiring these to be approved prior to any above ground works.

11.2.12 In terms of visual impact, the layout of the site is considered to be acceptable. Confirmation has been requested that the building would follow established building lines. Any deviation will be assessed and reported through the Update Note. The final details of the soft and hard landscaping to the frontage would be subject to a condition, to ensure planting is appropriate to the harsh environment. It may also be appropriate to enclose the planting area on the corner of the development with a small wall, rail or such like, to avoid the temptation for pedestrians to cut across the corner wearing it away.

11.2.13 Overall, the redevelopment of the site is fully welcomed in design terms and the proposal is considered to be visually acceptable. The current cleared site is at odds with the adjacent properties and character of the Conservation Area, as the Ambassador Hotel that formerly stood on the site gave a strong sense of enclosure to this prominent corner, which is now lacking. The proposal for a significant seven-storey building is therefore welcomed, as it would bring back a sense of enclosure and finish off the terrace of holiday accommodation fronting the Promenade, enhancing and preserving the Conservation Area.

11.3 Impact on residential amenity

11.3.1 It is not considered there would be any amenity issues between the proposed holiday apartments and the adjoining buildings to the side or rear. The previous hotel had a large number of windows in it. The building now proposed concentrates the windows on the Derby Road and Promenade facing elevations, with some windows also in the west elevation facing towards the blank side gable of the Derby Hotel, or set back within the site looking towards or over the cycle and bin storage area. Windows facing south and therefore towards the windows in the outrigger of The Rutland Hotel are confined to the communal stairwell rather than habitable rooms. It is not considered there would be a significantly increased impact from overshadowing. Although the proposal would be taller than the former Ambassador Hotel, it would be due north of the terrace of properties to the south and any increase in shadowing due to the additional height in the evening would be to the blank side elevation of the Derby Hotel to the east.

11.3.2 An Acoustic Survey and Assessment has been submitted with the application. This has identified that mitigation measures are required to ensure external noise would not have an unacceptable impact on the residents of the holiday apartments and a specification is also proposed to ensure there would be no adverse impact on neighbouring properties or between adjacent apartments. The imposition of the mitigation measures as part of the building is the subject of a proposed planning condition. A Management Plan has also been submitted. This sets out how waste would be dealt with and how cleaning and servicing would take place. It confirms that management contact details would be displayed on the premises and how anti-social behaviour and noise would be mitigated. This plan is considered to be acceptable and compliance with it would be secured through condition.

11.3.3 With regard to the standard of holiday accommodation to be provided, nearly all the apartments would meet the space standards used by the Council to judge the quality of new accommodation. There are three flats where these standards are not met, however they are only very marginally under the standards and many of the apartments exceed the standards.

- 11.3.4 The internal layout is the same on all floors apart from the ground and top floor such that living rooms are mainly located above living rooms and likewise with bedrooms to minimise disturbance between apartments. All the holiday apartments would also have direct access to the front of the building for access and egress to ensure a safe and secure access point and to the rear where there is bin and cycle storage.
- 11.3.5 All the holiday apartments would have their main outlook from the living/dining/kitchen onto the Promenade or Derby road with only bedrooms having a rear outlook. Apartments 21, 22 and 23 benefit from private roof terraces and a communal resident's terrace is also provided on the top floor.
- 11.3.6 Overall it is considered that the scheme provides a good level of accommodation.

11.4 Highway impact

- 11.4.1 When the Ambassador Hotel was in use, all the side and Promenade frontage was laid to hardstanding for parking accessed via the dropped kerb across the Promenade frontage or the smaller dropped kerb on Derby Road. The parking provided to the side of the building was separated from the footway on Derby Road by metal railings.
- 11.4.2 The application proposes 26 holiday apartments with 13 off-road spaces provided to the front and side of the building, four accessed from the Promenade and nine accessed across the side frontage of Derby Road. This would result in the loss of approximately five on-street parking spaces.
- 11.4.3 Planning permission was granted in 2021 to convert the former hotel building into 17 apartments with 13 parking spaces (21/0113) in a very similar arrangement as now proposed. The previous hotel on the site had approximately 10 parking spaces. The parking provision proposed is one per two apartments. This is less than would normally be required (two per apartment) however, the site is in an accessible location close to shops and services and the public transport network. Cycle storage would be provided on site. The scheme is not anticipated to have any detrimental impacts on highway safety or function. The provision of 2-3 additional spaces close to the corner of Derby Road/Promenade would be at the expense of highway/pedestrian safety and would prevent the laying out of any landscaping. The need for the redevelopment of this vacant site is fully recognised and a building of substantial scale is considered appropriate on this prominent corner. As such, whilst the lack of parking is unfortunate, it is unavoidable and on balance is therefore accepted.
- 11.4.4 Two accessibility parking spaces are shown on the plan. The Council's parking standards require 10% of spaces to be allocated as such. Therefore with 13 car parking spaces, provision of only one mobility impaired space is considered necessary. For ease of use, this should be space number three on the site plan and a condition requiring this space to be marked out and retained as an accessible parking space is proposed. Notwithstanding the details on the submitted plans, space number 4 should be a standard space to make most effective use of the provision.
- 11.4.5 Policy DM41 requires the provision of electric vehicle charging infrastructure in new developments. Given the number of electric cars on the road currently and that this number is expected to increase significantly in the coming years a condition is proposed to secure this. Holiday makers coming to stay at the apartments are likely to require such a facility.

11.5 Drainage and flood risk

- 11.5.1 The site falls within Flood Zone 1 and is less than 1 hectare in area. As such there is no requirement for the applicant to provide a site-specific flood risk assessment or to demonstrate compliance with the sequential or exceptions tests.
- 11.5.2 A Drainage Strategy has been submitted with the application.
- 11.5.3 The National Planning Practice Guidance states the aim should be to discharge surface run off as high up the following hierarchy of drainage options as reasonably practicable:
1. into the ground (infiltration);
 2. to a surface water body;
 3. to a surface water sewer, highway drain, or another drainage system;
 4. to a combined sewer.
- 11.5.4 The British Geological Survey map indicates that the site will not be suitable for infiltration. However, despite the ground conditions expected from the British Geological Survey map, a percolation test has been carried out on the site. This confirmed that the ground conditions would prevent the use of soakaways for the disposal of surface water run-off.
- 11.5.5 There are no watercourses or water bodies adjacent or within the site and no recorded surface water drains or sewers available to which future surface water run-off can be discharged. Therefore the only option is to drain the site to the combined sewer as it has always been drained by a combined system of pipes discharging into the public combined sewer system in the road (Promenade) on the western boundary of the site.
- 11.5.6 However in accordance with sustainable drainage systems, the future surface water run-off rates will be substantially reduced below the former rates and include porous surfaced areas.
- 11.5.7 A condition is proposed requiring the development to be carried out in accordance with the submitted drainage scheme with discharge rate limited to 4.5 litres per second as requested by United Utilities.

11.6 Biodiversity and environmental impact

- 11.6.1 The site is a cleared site with hard surfacing to the frontages where the parking for the hotel was sited. The site is not considered to be ecologically sensitive and so no ecological appraisal has been required.
- 11.6.2 No habitat or biodiversity value would be lost as a result of the development, however, a landscaping scheme and provision for other ecological enhancements should be agreed by condition in order to provide biodiversity benefits.
- 11.6.3 No unacceptable impacts on air quality are anticipated. Conditions relating to drainage and construction management would appropriately safeguard water quality.
- 11.6.4 The Council's Environmental Protection team has advised that a Phase 1 Study should be carried out as this section of the promenade is made ground and the age of the former hotel would have used asbestos containing materials within the construction phase. Whilst the

building was demolished the foundations will remain in situ. A condition is proposed securing this.

11.7 Other issues

- 11.7.1 The application has 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 (as amended).
- 11.7.2 Under Article 8 and Article 1 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. This application does not raise any specific human rights issues.
- 11.7.3 Through the assessment of this application, Blackpool Council as a public authority has had due regard to the Public Sector Equality Duty ("PSED") under s.149 of the Equality Act and the need to eliminate unlawful discrimination, advance equality of opportunity between people who share a protected characteristic and those who do not, and to foster or encourage good relations between people who share a protected characteristic and those who do not. The application is not considered to raise any inequality issues.

11.8 Sustainability and planning balance appraisal

- 11.8.1 Sustainability comprises economic, environmental and social components.
- 11.8.2 Economically the scheme would bring a vacant site back into holiday use supporting local businesses and the tourist trade. Some employment would be generated during construction and some limited employment through operation.
- 11.8.3 Environmentally, environmental quality and biodiversity would not be materially affected, and the scheme allows some limited landscaping on a constrained site where there is currently none. The proposal would be visually acceptable and would have a positive impact upon the quality of the streetscene relative to the current, cleared site.
- 11.8.4 Socially, the scheme would provide good quality holiday accommodation and will not have an unacceptable impact on amenity. Therefore there would be no unacceptable impact on highways of flood risk. The proposal would enhance the appearance, quality and character of the North Promenade Conservation Area.
- 11.8.5 In terms of planning balance, the development proposed is considered to constitute sustainable development. No other material planning considerations have been identified that would outweigh this view.

12.0 FINANCIAL CONSIDERATIONS

- 12.1 None identified.

13.0 CONCLUSION

- 13.1 In light of the above and on balance, the development proposed is considered to constitute sustainable development and no other material planning considerations have been identified that would outweigh this view.

14.0 RECOMMENDATION

- 14.1 Approve subject to the following conditions:

- 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 and information:

Location plan recorded as received by the Council on 17th December 2021 (drawing ref: SP.LP)

Proposed site layout plan received 10th August 2022 ref: SP.LP.01

Proposed ground floor plan received 29th June 2022 ref: PP.01 Rev A

Proposed first floor plan received 29th June 2022 ref: PP.02.1 Rev A

Proposed second floor plan received 17th December 2021 ref: PP.02.2

Proposed third floor plan received 17th December 2021 ref: PP.02.3

Proposed fourth floor plan received 17th December 2021 ref: PP.02.4

Proposed fifth floor plan received 29th June 2022 ref: PP.02.5

Proposed sixth floor plan received 29th June 2022 ref: PP.03 Rev A

Proposed front elevation plan received 29th June 2022 ref: PP.04 Rev B

Proposed rear elevation plan received 29th June 2022 ref: PP.06 Rev A

Proposed side elevation plan received 29th June 2022 ref: PP.05 Rev A

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 external materials to be used on the development hereby approved shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of any above ground construction and the development shall thereafter proceed in full accordance with these approved details.

Reason: In the interests of the appearance of the site and streetscene in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies LQ1 and LQ4 of the Blackpool Local Plan 2001-2016.

- 4 The surfacing materials to be used in the development hereby approved shall be submitted to and agreed in writing by the Local Planning Authority prior to the laying down of any final surfacing and the development shall thereafter proceed in full accordance with these approved details.

Reason: In the interests of the appearance of the site and streetscene in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy LQ1 of the Blackpool Local Plan 2001-2016.

- 5 Notwithstanding the information shown on the approved plans and prior to the commencement of any above ground construction, the profile details of the development hereby approved shall be submitted to and agreed in writing by the Local Planning Authority and the development shall thereafter proceed in full accordance with these agreed details. For the purpose of this condition, the profile details shall show to the extent of recession or projection of windows, doors and other architectural features of the building.

Reason: In order to secure appropriate visual articulation and interest in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies LQ1 and LQ4 of the Blackpool Local Plan 2001-2016.

- 6 Prior to the commencement of any above ground construction, a scheme for the provision of boundary treatments to include their position, height, materials and design, shall be submitted to and agreed in writing by the Local Planning Authority. These agreed boundary treatments shall then be provided in full and in full accordance with the approved details before the proposal hereby approved is first brought into use.

Reason: In the interests of the appearance of the site and streetscene in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy LQ1 of the Blackpool Local Plan 2001-2016.

- 7 The accommodation shall be used for serviced holiday accommodation only within the category of sui generis and for no other purpose within the Schedule to the Town and Country Planning (Use Classes) Order 1987) as amended. For the avoidance of doubt, the accommodation shall at no time be occupied on a permanent basis or by persons who are not on holiday. A person is considered to be on holiday where the duration of the stay does not exceed 30 days.

Reason: The accommodation is unsuitable for permanent occupation because the development lacks sufficient outdoor space or storage space and no contribution towards public open space provision has been secured. As such this condition is necessary to accord with Policies CS7, CS12, CS13 and CS21/CS23 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies BH3, BH10 and HN5 of the Blackpool Local Plan 2001-2016, the Holiday Accommodation Supplementary Planning Document and the Council's New Homes from Old Places Supplementary Planning Document.

- 8 (a) The use hereby approved shall not commence until a board displaying management contact details for the property has been displayed in accordance with the submitted Management Plan. This board shall thereafter be retained and maintained for so long as the use hereby approved is operational.

(b) The use hereby approved shall at all times operate in full accordance with the approved Management Plan unless otherwise first submitted to and agreed in writing by the Local Planning Department.

Reason: In order to safeguard nearby residential and visitor amenity and the character and function of the area in accordance with the provisions of Policies CS7, CS12, CS21 and CS23 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027, Policies LQ1 and BH3 of the Blackpool Local Plan 2001-2016 and paragraph 130 of the National Planning Policy Framework.

- 9 For the flats hereby approved as marked on the approved plans, the following number of bed-spaces shall not at any time be exceeded other than through the provision of travel cots for infants:

Flat 1 – 3 bedspaces
Flat 1a – 3 bedspaces
Flat 1b – 3 bedspaces
Flat 1c – 3 bedspaces
Flat 2 – 4 bedspaces
Flat 3 – 3 bedspaces
Flat 4 – 3 bedspaces
Flat 5 – 4 bedspaces
Flat 6 – 4 bedspaces
Flat 7 – 3 bedspaces
Flat 8 – 3 bedspaces
Flat 9 – 4 bedspaces
Flat 10 – 4 bedspaces
Flat 11 – 3 bedspaces
Flat 12 – 3 bedspaces
Flat 13 – 4 bedspaces
Flat 14 – 4 bedspaces
Flat 15 – 3 bedspaces
Flat 16 – 3 bedspaces
Flat 17 – 4 bedspaces
Flat 18 – 4 bedspaces
Flat 19 – 3 bedspaces
Flat 20 – 3 bedspaces
Flat 21 – 4 bedspaces
Flat 22 – 4 bedspaces
Flat 23 – 3 bedspaces

For the avoidance of doubt, sofa-bed provision counts as a bed-space provision and lounge and kitchen spaces should not be used for sleeping.

Reason: The communal spaces serving the flats hereby approved are of insufficient size to support occupation beyond that listed above, the use of lounge and kitchen spaces for sleeping presents a fire safety risk for occupants, and occupation above that listed above would result in overly intensive use of the property to the detriment of the amenity of nearby neighbours and visitors and the character and function of the immediate area. As such this condition is required in accordance with the provisions of Policies CS7, CS12, CS21 and CS23 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027, Policies LQ1 and BH3 of the Blackpool Local Plan 2001-2016 and paragraph 130 of the National Planning Policy Framework.

- 10 The flat roofed section of the building shall not be used for any purpose other than for maintenance or as a means of escape in the event of an emergency.

Reason: In order to safeguard the amenities of nearby residents in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy BH3 of the Blackpool Local Plan 2001-2016.

- 11 The noise attenuation scheme as set out in the Acoustic Survey and Assessment by Martin Environmental Solutions Ltd dated June 2022 shall be implemented in full accordance with the approved details before the use hereby approved is first commenced and shall thereafter be retained and maintained as such.

Reason: In order to safeguard the living conditions of nearby neighbours in accordance with the provisions of Policy BH3 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

- 12 Before the development hereby approved is first brought into use the refuse storage shown on plan ref. SP.LP.01 Rev B shall be provided and shall thereafter be retained and maintained as such.

Reason: In the interest of the appearance of the site and locality and to safeguard the amenities of nearby residents in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies LQ1 and BH3 of the Blackpool Local Plan 2001-2016.

- 13 The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Foul and Surface Water Drainage Design Drawing C-0999-02, Rev A - Dated 12.04.2022 which was prepared by Hamilton Technical Services. For the avoidance of doubt surface water must drain at the restricted rate of 4.5 l/s. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage of surface water and to manage the risk of flooding and pollution in accordance with the provisions of the NPPF and NPPG and Policy CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

- 14 Prior to the installation of any external lighting (including the horizontal recessed strip lighting between the fourth and fifth floors), details of the lighting shall be submitted to and agreed in writing by the Local Planning Authority and the development shall thereafter proceed in full accordance with these approved details. For the purpose of this condition, the details shall include the form, design, materials and technical specification of the lighting. The lighting shall then be implemented prior to the occupation of the building.

Reason: In the interest of the appearance of the site and locality and to safeguard the amenities of nearby residents in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies LQ1 and BH3 of the Blackpool Local Plan 2001-2016.

- 15 Prior to installation of the corner glazing in flats 1b, 3, 7, 11, 15 and 19 details of the obscure glazing/window film to be applied to the lower half of these windows on each floor shall be submitted to and agreed in writing by the Local Planning Authority and the development shall thereafter proceed in full accordance with these approved details. For the purpose of

this condition, the details shall include the level of obscurity, the amount of the windows to be covered and design (pattern) to be applied.

Reason: In the interest of the appearance of the site and locality and in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies LQ1 and BH3 of the Blackpool Local Plan 2001-2016.

16 Prior to the first occupation or use of the development hereby approved:

(a) a landscaping scheme shall be submitted to and agreed in writing by the Local Planning Authority. This scheme shall include a full planting schedule detailing plant species and initial plant sizes, numbers and densities;

(b) the landscaping scheme agreed pursuant to part (a) of this condition shall be implemented in full and in full accordance with the approved details; and

(c) Any trees or plants planted in accordance with this condition that are removed, uprooted, destroyed, die or become severely damaged or seriously diseased within 7 years of planting shall be replaced within the next planting season with trees or plants of similar size and species to those originally required unless otherwise first submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure that the site is satisfactorily landscaped in the interests of visual amenity and to ensure there are adequate areas of soft landscaping to act as a soakaway during times of heavy rainfall in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies LQ1 and LQ6 of the Blackpool Local Plan 2001-2016.

17 Prior to the development hereby approved being first brought into use, the parking provision shown on the approved plan(s) shall be provided and shall thereafter be retained as such. Notwithstanding what is shown on the approved site layout plan, parking space number 4 may be marked out as a standard space (rather than an accessible space).

Reason: In order to ensure that adequate parking provision is available to meet the needs of the development in the interests of the appearance of the area and highway safety in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies LQ1 and AS1 of the Blackpool Local Plan 2001-2016.

18 Before the development hereby approved is first brought into use the cycle storage shown on plan ref. SP.LP.01 Rev B shall be provided and shall thereafter be retained and maintained as such.

Reason: In order to encourage travel to and from the site by a sustainable transport mode in accordance with Policy AS1 of the Blackpool Local Plan 2001-2016.

19 Before the development hereby approved is first brought into use:

(a) details of on-site electric vehicle charging infrastructure provision shall be submitted to and agreed in writing by the Local Planning Authority; and

(b) the electric vehicle charging infrastructure provision agreed pursuant to part (a) of this condition shall be implemented in full and in full accordance with the approved details.

Reason: In order to promote the use of electric vehicles to and from the site and in accordance with Policy DM41 of the emerging Blackpool Local Plan Part 2.

20 No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include and specify the provision to be made for the following:

- dust mitigation measures during the construction period
- control of noise emanating from the site during the construction period
- hours and days of construction work for the development
- contractors' compounds and other storage arrangements
- provision for all site operatives, visitors and construction loading, off-loading, parking and turning during the demolition/construction period
- arrangements during the construction period to minimise the deposit of mud and other similar debris on the adjacent highways
- measures to prevent contamination of surface and sub-surface water bodies during the construction period
- routing of construction traffic

The construction of the development shall then proceed in full accordance with the approved Construction Management Plan.

Reason: In the interests of the amenities of surrounding residents and to safeguard the character and appearance of the area in accordance with Policies LQ1 and BH3 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

21 Prior to the commencement of development;

(a) a phase 1 geo-technical study into potential land contamination shall be submitted to and agreed in writing by the Local Planning Authority; and

(b) should the phase 1 report required by part (a) of this condition indicate a need for site investigation, a methodology for a phase 2 geo-technical site investigation into potential land contamination shall be submitted to and agreed in writing by the Local Planning Authority; and

(c) the phase 2 investigation approved pursuant to part (b) of this condition shall be carried out in full and the results of this investigation shall be submitted to and agreed in writing by the Local Planning Authority; and

(d) any scheme of remediation shown to be required by the investigation undertaken pursuant to part (c) shall be submitted to and agreed in writing by the Local Planning Authority; and

(e) the remediation agreed pursuant to part (d) of this condition shall be carried out in full and a validation report confirming the works shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure a safe form of development that poses no unacceptable risk of pollution to water resources or to human health and in accordance with Policy BH4 of the Blackpool

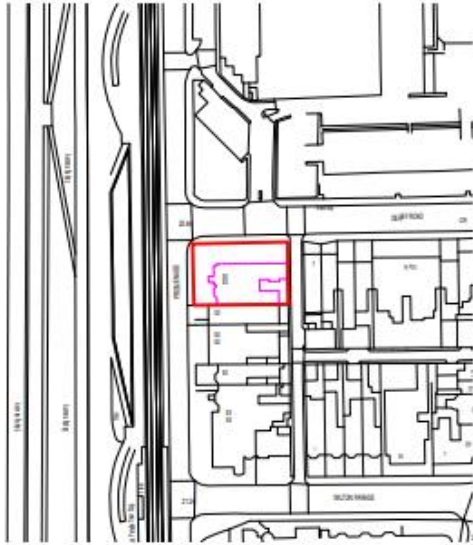
Local Plan 2001-2016 and Policies CS7 and CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027. This information is required to be submitted and agreed prior to commencement in order to ensure that the development hereby approved proceeds safely.

- 22 (a) Prior to the commencement of development, an assessment of the existing condition of the highway in the immediate vicinity of the application site shall be submitted to and agreed in writing by the Local Planning Authority;
- (b) Prior to the development hereby approved being first brought into use:
- a. An assessment of the condition of the highway in the immediate vicinity of the application site upon completion of the development shall be submitted to and agreed in writing by the Local Planning Authority and
 - b. A scheme of remediation including a timetable of works to make good any damage caused to the highway in the immediate vicinity of the application site as a result of the development shall be submitted to and agreed in writing by the Local Planning Authority
- (c) The scheme of remediation agreed pursuant to part (b) of this condition shall be implemented in full and in full accordance with the approved timetable.

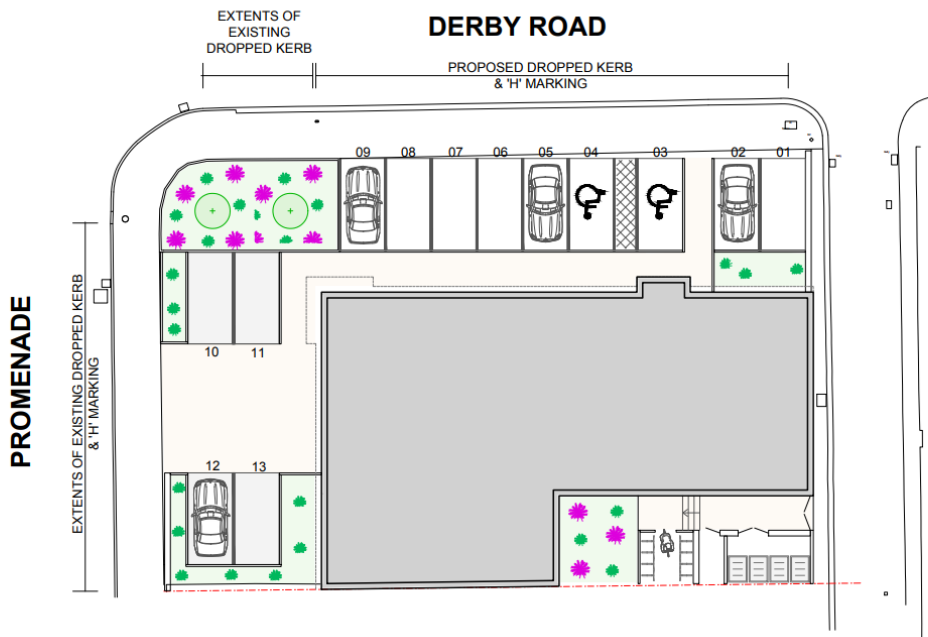
Reason: In order to ensure that the development does not result in undue damage to the public highway to maintain safe and convenient access in accordance with the provisions of Policy AS1 of the Blackpool Local Plan 2001-2016.

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Location plan:



Proposed site layout plan:



Ground floor layout:



Fifth floor layout:



Sixth floor layout plan:



Promenade elevation:



Derby Road elevation:



3D visual:



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**Blackpool Council
Development Management**

Officer Report to Committee

Application ref: 22/0135
Ward: Warbreck
Application type: Full
Location: 64B Cornwall Avenue, Blackpool, FY2 9QW
Proposal: Use of premises as a mortuary with associated parking to front with emergency staircase to rear.
Recommendation: Approve
Case officer: Caron Taylor
Case officer contact: 01253 476221
Meeting date: 6 September 2022

1.0 BLACKPOOL COUNCIL PLAN 2019-2024

- 1.1 The Council Plan sets out two priorities. The first is ‘the economy: maximising growth and opportunity across Blackpool’, and the second is ‘communities: creating stronger communities and increasing resilience.
- 1.1.2 This application would bring an empty building back into a use that will have less impact on the surrounding residents than the current lawful use of the building and uses it could be put to without the need for planning permission.
- 1.1.3 All other aspects of the development are considered acceptable subject to conditions.

2.0 SUMMARY OF RECOMMENDATION

- 2.1 The site is not subject to any specific designations or constraints.

3.0 INTRODUCTION

- 3.1 This application is before Members because of the level of public interest.
- 3.1.2 Originally the application was for use of the premises as an embalming and mortuary science training college with associated student accommodation created on a new mezzanine floor. The application has been amended during the application process to remove the student accommodation at first floor. The application is now for use of the premises as a mortuary with associated parking to front with an emergency staircase to the rear. The first floor mezzanine would be used as storage associated with the ground floor use.

4.0 SITE DESCRIPTION

- 4.1 The application building was used in the past (along with the adjacent building to the south) as a club by Blackpool Fylde and Wyre Deaf Society. This consisted of two very different adjacent buildings linked together with extensions and included a self-contained flat, snooker room, hall and bar, chapel, function room and various ancillary offices and rooms. In 2016 an application was approved to separate the two buildings by demolishing the link (planning reference 16/0707) and the resulting southern building was given permission to be

used as two dwellings and the northern building was given permission to be used as a storage hall within Use Class B8 (storage and distribution).

4.1.2 The northern building, now known as 64B Cornwall Avenue is the subject of this application and has most recently been used as a food bank/warehouse.

4.1.3 Cornwall Avenue is residential in character, apart from the application building, with fairly dense terraced and semi-detached properties making up the majority of the housing stock.

4.1.4 The site is not subject to any specific designations or constraints.

5.0 DETAILS OF PROPOSAL

5.1.1 The application is for change of use of 64B Cornwall Avenue to a mortuary with associated parking to front with emergency staircase to rear.

5.1.2 The application has been supported by:

- Planning Statement.

6.0 RELEVANT PLANNING HISTORY

6.1 There have been various applications to extend the former club, however none are relevant to this application.

6.2 16/0707 – External alterations including removal of existing windows to north elevation, and use of premises as altered as 2 semi-detached dwelling houses and detached storage hall within Use Class B8, with associated bin and cycle stores and boundary treatment, following demolition of existing link building and rear outbuildings.

7.0 MAIN PLANNING ISSUES

7.1 The main planning issues are considered to be:

- the principle of development
- design, layout and visual impact
- impact on residential amenity
- highway impact etc.

8.0 CONSULTATION RESPONSES

8.1 Local Highway Authority

8.1.1 The building's ground floor is of the order of 230 square metres. Assuming something like a B1 use, approximately six parking spaces and appropriate off street servicing space would be expected. The amended drawing shows a forecourt 4.6 metres deep with two cars at an angle. One is 3.6 metres long and the other is 4.1 metres long. As an example a Mini Countryman is 4.2 metres long - so the parking layout shown does not work.

8.1.2 Having the spaces at an angle means having a 4.8 x 2.4 metre space - which cannot be done here. The private ambulance shown in the garage is only 4.4 metres long - some 0.2 metres longer than a Mini Clubman. This does not appear realistic.

8.1.3 The amended planning statement indicates that there would be no vehicular access to the rear, but the bins and an access to the first floor storage space is at the rear [note: the first floor storage is accessed via an internal staircase at the front of the building, the rear staircase is for emergency escape]. It is not compatible with fire service guidance, being at the end of a long cul-de-sac back street. It also states that there would be two parking spaces but the forecourt is too shallow. Parking is apparently available on street, although from observations it is frequently fully parked up, often with vehicles partly on the footways and with other illegal parking too.

8.2 Environmental Protection - No response received at the time of writing, any received will be added to the Update Note.

9.0 REPRESENTATIONS

9.1 Press notice published: N/A

9.2 Site notice published: 07/04/22

9.3 Neighbours notified: 07/04/22

9.4 36 objections were received to the application as originally proposed with the student accommodation above. These include objections from Paul Maynard MP and Cllr Michelle Scott and 34 objections from the following properties:

- Cornwall Avenue: 9, 23, 25, 27, 31, 35, 37, 39, 41, 47, 48, 52, 53, 55, 60, 64, 66, 64a, 52, 55, 70, 72, 76
- King Edward Avenue: 39
- Argyll Road: 3, 5, 37, 39, 41

9.5 These objections raised the following issues:

Principle

- The use as a morgue is not appropriate in a family residential area.
- It will impact negatively on people's psychological health and the use will be distressing for neighbours and Blackpool already features amongst the worst area for living with mental health conditions.
- No business should be given planning permission in a residential area such as this.

Traffic/parking

- Increase in traffic.
- Parking is already horrendous and there is not enough parking proposed for the use.
- The rear alleyway is quite long but narrow and residents use it to service their homes and gardens. It would be difficult if more vehicles used it and it is more likely that two vehicles would meet and not be able to pass.
- The parking bays at the front do not allow for more than two cars to be parked without overhanging the footway which would be unacceptable.
- One of the parking spaces would be in front of the garage so will not/cannot be used.
- Parking at the rear is through alley gates so with difficult access. It is often blocked by fly tipping, parked vehicles and tradesmen's vans. Therefore the rear access would not be used often and people would just use the front.
- A chapel in the building would result in visitors and therefore more people needing to park.

- There will be lots of other people other than those listed in the application submission that need to visit the building such as delivery of chemicals, waste removal, delivery of coffins, contract laundry etc. that will need to park.
- The food bank operating previously in this building proved that the street and private driveways were blocked on a daily basis by both employees/volunteers and customers, and that the street was repeatedly impassable.

Amenity

- Residents are worried that level of activity, comings and goings etc. that the development will give rise to have been grossly underestimated given that a previous application for a similar use by the same applicant in 2016 had significantly longer hours of opening quoted in the application.
- There is an 'emergency/late night receiving entrance' close to properties which will cause noise and disturbance.
- Vehicles will not be able to turn around in the alleyway and therefore will have to reverse out and commercial vehicles may 'bleep' as they do so causing noise in an otherwise quite area adjacent to gardens.
- The cooling generators will cause a noise nuisance.
- The roof lights in the side facing student bedrooms will cause light pollution to their property. They also have a side window level with the proposed student's room windows.
- It will result in noise and disturbance to properties including from students coming and going at all hours.
- Overlooking from windows, the rear staircase and the roof-lights in the southern elevation.
- The security of the rear alleyway would be compromised. The gates to the back alley are permanently locked, and it is questionable if this could remain the case with additional movement of people and vehicles –an increase in unknown individuals and vehicles in the area would also add to residents' perception of vulnerability to criminal activity.
- Children currently play in the rear alley way but cannot if traffic is constantly using it.

Environmental impact

- An increase in pollution from additional traffic.
- There could be smells from the chemicals used.
- Refuse could contain chemicals and human waste.
- The use, storage and disposal of formaldehyde can have detrimental effects on living individuals and on the environment.

Other issues

- The role and purpose of the infectious examination suite is a concern and there are no showing facilities shown.
- It will impact on nearby house prices.
- An alternative site would be better.
- They dispute that the use of the student accommodation will be ad hoc.
- The precedent quoted is in no way similar to this site.

9.6 The student accommodation has now been removed from the scheme and local residents have been re-consulted on the application. Any additional comments received will be reported through the Update Note.

9.8 Paul Maynard MP has reiterated his original objections as he still feels that the genuine concerns of residents regarding the parking congestion, noise pollution and the extraction for formaldehyde solution are all still valid reasons why this development is not suitable for a residential street regardless of whether the accommodation aspect has been removed.

9.9 The Committee are respectfully reminded that issues relating to potential impact on property prices and preference for an alternative site are not valid planning considerations. The detailed operation of the site in terms of the handling and storage of chemicals and potential disease control would be governed by other legislation.

10.0 RELEVANT PLANNING POLICY

10.1 National Planning Policy Framework

10.1.1 The National Planning Policy Framework was adopted in July 2021. It sets out a presumption in favour of sustainable development. The following sections are most relevant to this application:

- Section 8 - Promoting healthy and safe communities
- Section 11 - Making effective use of land
- Section 12 - Achieving well-designed places

10.2 National Planning Practice Guidance

10.2.1 The National Planning Practice Guidance expands upon and offers clarity on the points of policy set out in the National Planning Policy Framework.

10.3 Blackpool Local Plan Part 1: Core Strategy 2012-2027

10.3.1 The Core Strategy was adopted in January 2016. The following policies are most relevant to this application:

- CS3 Economic Development and Employment
- CS7 Quality of Design

10.4 Blackpool Local Plan 2011-2016 (saved policies)

10.4.1 The Blackpool Local Plan was adopted in June 2006. A number of policies in the Local Plan have now been superseded by policies in the Core Strategy but others have been saved until the Local Plan Part 2: Site Allocations and Development Management Policies has been produced. The following saved policies are most relevant to this application:

- DE4 Outside the Defined Industrial/Business Estates
- LQ1 Lifting the Quality of Design
- AS1 General Development Requirements

10.5 Blackpool Local Plan Part 2: Site Allocations and Development Management Policies (emerging policies)

10.5.1 The Blackpool Local Plan Part 2 (Part 2) went through Examination in Public in December 2021. The Inspector has issued his comments and the Council is currently consulting on minor modification. It is anticipated that Part 2 will be adopted early 2023. As such,

significant weight can be attached to the emerging policies in accordance with the provisions of paragraph 48 of the National Planning Policy Framework. The following emerging policies in Part 2 are most relevant to this application:

- DM20 Extensions and Alterations

10.6 Other Relevant Policy Guidance

- 10.6.1 The Environment Act 2021 makes provision for all planning permissions to be conditional on the provision of biodiversity net gain. Whilst there is, as yet, no requirement set out in statute, the Government's clear intention is a material planning consideration. The Council will therefore seek to secure biodiversity net gains where practicable in advance of this becoming a statutory requirement.
- 10.6.2 National Model Design Code (July 2021) provides guidance to promote successful design and expands on the ten characteristics of good design set out in the National Design Guide.
- 10.6.3 National Design Guide (January 2021) recognises the importance of good design and identifies the ten characteristics that make up good design to achieve high-quality places and buildings. The guide articulates that a well-designed place is made up of its character, its contribution to a sense of community, and its ability to address the environmental issues affecting climate.

11.0 ASSESSMENT

11.1 Principle of Development

- 11.1.2 The current lawful use of the property is for storage and warehousing (falling within the B8 Use class). The proposed use would be a mortuary. This use would be *sui generis*, that is, a use not falling within a defined class, a use on its own and therefore planning permission is required for the proposal.
- 11.1.3 Core Strategy Policy CS3 relates to Economic Development and Employment. This policy states that the Council will safeguard existing industrial and business premises for employment use and enhance the sites with new employment opportunities.
- 11.1.4 Saved Blackpool Local Plan policy DE4 covers business premises. It states that outside of the Defined Industrial/Business Estates (which this site is), the reuse of appropriate existing buildings or other small-scale industrial/business development will be permitted.
- 11.1.5 Although a *sui generis* use, a mortuary would create some, albeit limited, employment. The Planning Statement sets out there would be up to three employees on site (including a student). Therefore in principle the use of the building is considered to comply with the aims of the above policies.
- 11.1.6 The supporting text to Policy DE4 provides justification and recognises that, in Blackpool, many business and industrial premises are located in back street locations within residential or holiday areas. Mostly they are long established premises within the densely built older inner areas of the town and many have limited site space that can give rise to environmental problems.

11.1.7 The Council's policy recognises that such premises continue to provide important job opportunities to the town and the reuse of appropriate existing buildings and small-scale new businesses will be acceptable unless there are specific and significant noise, safety, traffic or other adverse effects. The acceptability of the reuse of the building for the proposed use is therefore down to its possible impacts on the immediate area, which are assessed below.

11.2 Design, Layout and Visual Impact

11.2.1 The proposal will involve some alterations to the existing building, including repairing or replacing the roof, fascias, soffits and bargeboards and sectional garage door if necessary. A bulls-eye window will be added at first floor level on the front elevation, one of the pedestrian doors will be amended to a window and existing windows will be bricked up at first floor in the north elevation. At the rear an existing small lean-to will be removed and a staircase for fire escape from the first floor will be added, along with enclosure of the small rear yard with lockable steel gates. Significant internal alterations are proposed.

11.2.2 It is considered that these alterations are acceptable. Externally the main alterations to the building that will be visible from public vantage points will be extremely limited and in keeping with the character of the building. Removing one of the existing pedestrian doors on the front elevation will mean that visually the main entrance will be more legible and the addition of the bulls-eye window will add a design feature to what is a rather large expanse of brick above the main entrance.

11.3 Impact on residential amenity

11.3.1 There have been a large number of objections to the proposal relating to the impact a mortuary use in this building could have on the surrounding area. These broadly relate to matters around:

- highway impacts
- neighbour amenity in terms of physical disturbance
- the psychological impact of such a use
- the use of chemicals at the site
- overlooking
- noise from chiller cabinets and comings and goings

11.3.2 The highway impacts of the proposal are covered in the next section.

11.3.3 In terms of disturbance to surrounding residents, it is important to note in considering this application, what the current lawful use of the building is and what uses could operate in the building without any planning permission being needed.

11.3.4 The current lawful use of the building is for any uses falling within Class B8 of the Use Classes Order (1987) (as amended), this relates to storage and distribution uses. Whilst some B8 uses can generate relatively little activity, others have a far greater impact. It is known that the previous, lawful, use of this building as a food bank generated very significant comings and goings and numerous complaints relating to parking and disturbance. It is possible that the building could be used in a similar way in future to the ongoing detriment of neighbourhood amenity through comings and goings, general noise such as loading and unloading, and inconvenience through a lack of parking.

- 11.3.5 In relation to the application proposal, the deceased would be delivered to and from the premises through the front garage door with all loading and unloading undertaken within the building. It is advised there would be up to three members of staff on site. The business would not provide funeral services and there would be no chapel of rest, this has now been removed from the proposal, so there would be no visiting members of the public to the building.
- 11.3.6 The agent advises that the site would generally be operated between 08.00 hours and 18.00 hours during weekdays. Although there may be some exceptions to this, it is not considered that the level of activity and the hours of operation would have an unacceptable impact on the amenities of neighbours.
- 11.3.7 There would be other comings and goings to the building associated with the use as with any business, including general deliveries, collection of clinical waste etc. However, as the originally proposed student accommodation has been removed from the proposal, it is considered that the proposed use would have relatively low impact on surrounding residents compared to the last use of the building and the uses the building could be put to without planning permission under Class B8. Therefore the proposed use is considered acceptable in the building and likely to have less impact in terms of physical disturbance than many uses falling within Class B8.
- 11.3.8 In addition, establishing a *sui generis* use would mean that planning permission would be required to change the use of the building in the future, allowing the council to have more control over the building and the possible impact future uses could have on surrounding residents.
- 11.3.9 Objections have been received on the basis of the psychological impact the use could have on surrounding residents, including children. Such concerns are understandable. However, mortuary services are a vital and integral part of any community, and any mortuary business would be expected to conduct their work with discretion and sensitivity. Young children are unlikely to be aware of the use unless they are told about it. It is not considered that possible psychological impacts, given its discrete nature could be a reason for refusal of an application.
- 11.3.10 Any mortuary use would involve chemicals. Where particular chemicals are stored in quantities over defined limits, Hazardous Substance Consent is required and the Health and Safety Executive must be consulted to assess potential risk. The agent advises that no chemicals would be stored on site in such quantities that there would be a need for Hazardous Substance Consent. The business would, of course, still be required to operate in line with relevant health and safety regulations. Therefore it is considered that the use of chemicals is controlled by other legislation.
- 11.3.11 The only additional windows to be added to the existing building would be a bulls-eye window at first floor and a ground floor window replacing an existing pedestrian door, both in the front elevation. These windows would serve storage and a stairwell/lobby and would look onto Cornwall Avenue. It is not considered they would result in unacceptable overlooking to any neighbouring properties. The only window on the north elevation at ground floor would serve a toilet cubicle and would therefore be obscure glazed. This can be controlled via a planning condition.
- 11.3.12 A new fire escape is proposed on the rear of the building from the first floor storage area into the rear yard. This would be visible from the properties that back onto the site on Argyll

Road which are separated from the application property by a rear alleyway. There would be approximately 7.5 metres from the top platform of the fire escape to the rear boundary of the properties on Argyll Road and approximately 20m between it and their first floor rear windows. This relationship is considered acceptable as the staircase would be used for emergency access only. The first floor storage is accessed on a day-to-day basis via a staircase inside the building to the front.

11.3.13 The mortuary would have a cold room which would be cooled by external wall mounted chiller cabinets. Given that the cabinets would be enclosed on three sides within the small rear yard and separated from the rear gardens of the properties of Argyll Avenue by an alleyway, it is not considered that they would have an unacceptable impact on the amenity of surrounding properties in relation to noise. However, a condition is proposed requiring full details, including specification in relation to noise to be submitted and agreed to ensure an appropriate model and specification is used.

11.4 Access, highway impact and parking

11.4.1 Highway and parking issues are one of the main issues of concern raised by residents. Cornwall Avenue is made up of fairly dense terraced and semi-detached properties. Only some of the properties have access to off-street parking and these are mainly the semi-detached properties to the north of the site on the eastern side of Cornwall Avenue. The majority of properties rely on on-street parking. This is the only building not in residential use in the immediate vicinity.

11.4.2 The forecourt in front of the property is laid to hardstanding and there is a dropped kerb that extends across the whole frontage.

11.4.3 Parking for two cars is shown indicated on the site layout plan at an angle. The forecourt has been measured on site and is 4.5 metres deep which is insufficient for a parking space perpendicular to the building. As such, parked cars would over-hang the public footpath. The Council's Highway Engineer has observed that cars parked in the front gardens of adjacent properties also overhang the footway which is further obstructed by others parking half on the footway and half on the road.

11.4.4 The problems caused to nearby residents by parking and deliveries to the previous use of the building as a food bank have been well documented by objectors to the scheme. Parking for residents within the vicinity of the application site is at a premium and, due to the narrow width of Cornwall Avenue, vehicles are forced to park halfway on the pavement to ensure other vehicles can pass.

11.4.5 Parking for any use of the application building has never been ideal. During the buildings previous use as a club for Blackpool Fylde and Wyre Deaf Society, a mini bus parked in front of the garage door, over-hanging the pavement.

11.4.6 The proposal is now for a mortuary only with a limited number of staff and no visiting members of the public (as there is no chapel of rest proposed). This is considered to be a relatively low key use in terms of staff and servicing, both on its own and when compared to a use the building could be put to without planning permission under the B8 Use Class.

11.4.7 The parking area cannot be extended given the constraints of the site. As such, a decision must be made on the acceptability of the current application based on the current parking situation. As noted by the Council's Highway Engineer, the spaces proposed would not meet

normal standards of 2.4 metres x 4.8 metres and would not be accepted if this was an application to build a new building.

11.4.8 If approved, it is likely that vehicles would park on the hard-surfaced forecourt in an informal manner, angled to fit as far as possible. However it is accepted that this may result in some vehicles over hanging the footway to a degree.

11.4.9 The parking deficiencies set out above must be weighed against the material consideration of the current lawful use of the building and the associated parking and highway issues that could arise and have manifested in the past. On balance it is considered the proposed use would have a reduced impact on the surrounding properties in terms of parking and servicing than the existing lawful use of the building and for this reason it is considered acceptable in highway terms.

11.4.10 In terms of parking within the garage, the illustrative private ambulance shown in the garage scales at approximately 4.5 metres long (4.4 metres is noted by the Highway Engineer). The internal length of the garage is 5.4 metres. Vehicles used as private ambulances can vary but are often vehicles such as a Mercedes Vito (4.9 metres long), Renault Trafic (5.1 metres) or an estate car such as a Ford Mondeo Estate (4.9 metres), to give length examples. Each of these would fit within the garage shown on the plans in terms of length. If a particularly long or high vehicle visited, the front garage door may need to be left open, but there are doors in the rear of the garage to allow vehicles doors to be opened and bodies taken into the building. As it is in the nature of a mortuary business to operate in as discreet a manner as possible, the arrangement on balance is considered to be acceptable.

11.4.11 The application originally proposed using the rear alleyway (adopted) for the collection and delivery of bodies. This was not considered acceptable given its length and the lack of a turning area and the significant possibility that greater use of it would likely result in the gates being left open giving rise to the fear of crime and anti-social behaviour by residents. In addition, the increased noise and activity would have a detrimental impact on the peace and quiet that nearby residents would expect have in their rear gardens.

11.4.12 The proposal would now use the front garage door of the building for collection and delivery which is considered acceptable. Bins would be stored at the rear of the building but, whilst refuse collection from the front would be preferable, it would not be unreasonable or unacceptable for refuse collection to take place at the rear of the premises.

11.5 Drainage and flood risk

11.5.1 The site falls within flood zone 1 and is less than 1 hectare in area. As such there is no requirement for the applicant to provide a site-specific flood risk assessment or to demonstrate compliance with the sequential or exceptions tests.

11.5.2 As an existing building it would utilise the existing drainage.

11.6 Biodiversity and environmental impact

11.6.1 The building is an empty warehouse but has been in recent use. For this reason it is not considered to be ecologically sensitive and so no ecological appraisal has been required.

11.6.2 No habitat or biodiversity value would be lost as a result of the development and, as a change of use of an existing building, nothing substantive could be built in.

11.7 Other issues

- 11.7.1 The agent has quoted other planning applications in their Planning Statement, identifying them as precedent in the determination of this application. This issue has been picked up by objectors. This application has been determined on its own merits and no weight has been given to the outcome of other applications in the planning balance.
- 11.7.2 The application has 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 (as amended).
- 11.7.3 Under Article 8 and Article 1 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. This application does not raise any specific human rights issues.
- 11.7.4 Through the assessment of this application, Blackpool Council as a public authority has had due regard to the Public Sector Equality Duty ("PSED") under s.149 of the Equality Act and the need to eliminate unlawful discrimination, advance equality of opportunity between people who share a protected characteristic and those who do not, and to foster or encourage good relations between people who share a protected characteristic and those who do not. The application is not considered to raise any inequality issues.

11.8 Sustainability and planning balance appraisal

- 11.8.1 Sustainability comprises economic, environmental and social components.
- 11.8.2 Economically the scheme would bring a vacant site back into use supporting a local businesses. Some employment would be generated during conversion and some limited employment when operating.
- 11.8.3 Environmentally, environmental quality and biodiversity would not be materially affected, and would bring a currently vacant building back in to use.
- 11.8.4 Socially, the scheme would not have an unacceptable impact on amenity when compared to the current lawful use of the building.
- 11.8.5 In terms of planning balance, the development proposed is considered to constitute sustainable development. No other material planning considerations have been identified that would outweigh this view.

12.0 FINANCIAL CONSIDERATIONS

- 12.1 None identified.

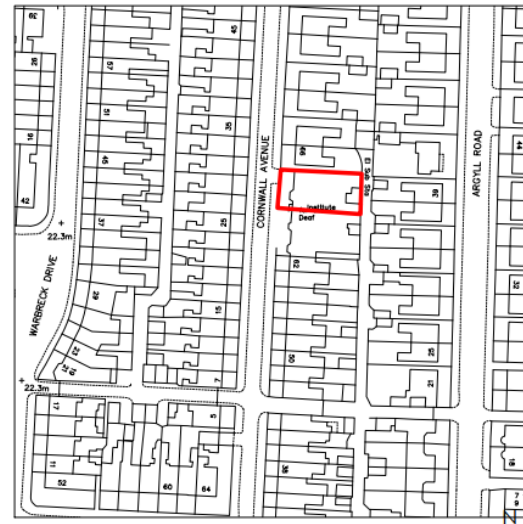
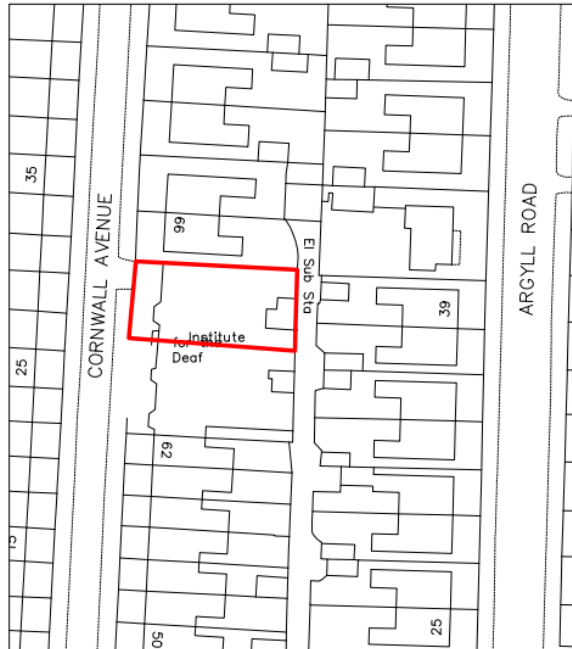
13.0 CONCLUSION

13.1 In light of the above and on balance, the development proposed is considered to constitute sustainable development and no other material planning considerations have been identified that would outweigh this view.

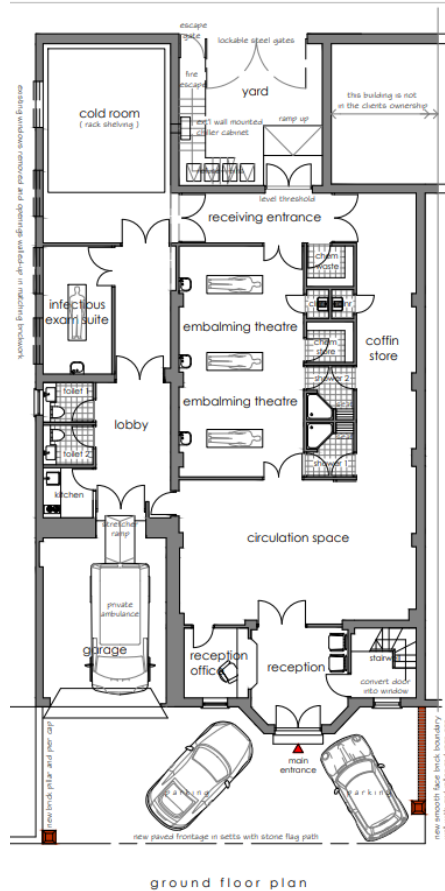
14.0 RECOMMENDATION

14.1 Approve subject to the conditions regarding materials, time limits, hours of operation, access and egress plans and the collection and delivery of bodies. These conditions will be listed in full in the Update Report.

Location plans:



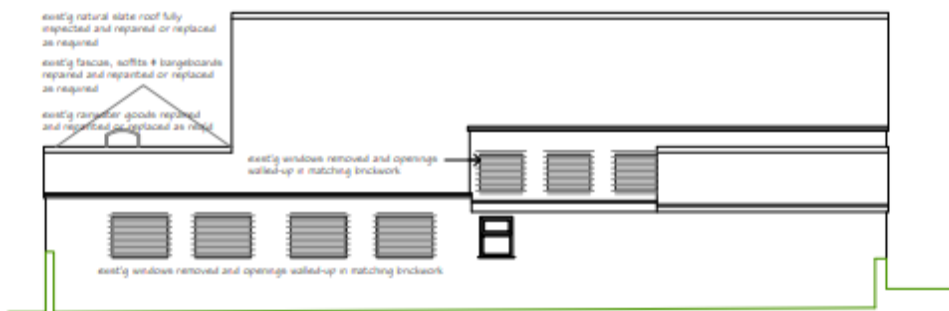
Layout plans:



Elevation drawings:



front elevation - facing Cornwall Avenue



side elevation



rear elevation

**Blackpool Council
Development Management**

Officer Report to Committee

Application ref: 22/0375
Ward: Talbot
Application type: Full
Location: 44-46 Hull Road, Blackpool, FY1 4BQ
Proposal: Use of premises as flexible serviced holiday accommodation of up to two units.
Recommendation: Approve subject to conditions
Case officer: Bethany Thornton
Case officer contact: 01253 476312
Meeting date: 6 September 2022

1.0 BLACKPOOL COUNCIL PLAN 2019-2024

1.1 The Council Plan sets out two priorities. The first is ‘the economy: maximising growth and opportunity across Blackpool’, and the second is ‘communities: creating stronger communities and increasing resilience.

1.2 This application accords with these priorities by proposing to redevelop holiday accommodation within the designated holiday accommodation areas.

2.0 SUMMARY OF RECOMMENDATION

2.1 The proposal would provide reasonable quality holiday accommodation within a main holiday accommodation area. There would be no unacceptable visual impacts and reasonable efforts have been made to consider and safeguard the amenity of both the occupants and neighbours. On this basis, Members are respectfully recommended to approve the application.

3.0 INTRODUCTION

3.1 This application is before Members because it is of general public interest and has been requested to be brought to Committee by a ward Councillor.

4.0 SITE DESCRIPTION

4.1 The application property is a three-storey double-fronted property on the northern side of Hull Road. Its existing use is as a hotel, with an entrance on either side of the frontage. The hotel use had 16 bedrooms, all with en-suites, and at ground floor there were lounge and dining areas and staff areas including laundry, linen storage, and a kitchen. There is a basement level however this is unused due to being too susceptible to damp even for storage. There are two three-storey projections to the rear, and a single-storey extension has been erected between these projections infilling the limited space to the rear. The back of the property backs onto an alley. Work is underway at the site, though officers have been advised that this is work that would need to be carried out regardless of whether the proposed scheme is approved due to the condition of the property.

- 4.2 Hull Road is mostly occupied by terraced hotels and guest houses, with the application site being the end property with the side elevation joining to the rear of a commercial building facing onto Coronation Street, which itself is lined by various retail and holiday uses.
- 4.3 The site falls within a Main Holiday Accommodation Area, the Defined Inner Area, and the Airport Safeguarding Consultation Area, and is one street out of the Town Centre Boundary.

5.0 DETAILS OF PROPOSAL

- 5.1 The scheme originally consisted of the conversion of the hotel into one large self-contained holiday unit with 16 bedrooms to accommodate 35 people, though there would be a wall down the centre with a single door which could be locked to divide the property into two separate self-contained holiday units. In response to both public and officer concerns, the scheme has been amended since the original submission to propose two separate holiday units with no internal access between them but with a shared rear yard space. Each of the units would have six bedrooms and could accommodate 14 people, with a large open plan living/kitchen/dining space at ground floor.
- 5.2 No alterations are proposed to the front of the property, however to the rear the single-storey extensions would be mostly demolished and the window openings in the rear wall would be blocked up, leaving a 2.7 metre high rear boundary wall with an access from the yard into the rear alley.
- 5.2.1 The application has been supported by:
- A Design and Access Statement
 - A Noise Assessment
 - A Management Plan

6.0 RELEVANT PLANNING HISTORY

- 6.1 **22/8183** – Enforcement investigation into use of hotel as AirBnB.
- 6.2 **11/8671** – Enforcement investigation into poor condition of property.
- 6.3 **11/8147** – Enforcement investigation into poor condition of property.

7.0 MAIN PLANNING ISSUES

- 7.1 The main planning issues are considered to be:
- Layout and amenity for occupants
 - Impact on amenity of neighbouring properties

8.0 CONSULTATION RESPONSES

- 8.1 **Head of Highways and Traffic Management** – No objections.
- 8.2 **Environmental Protection** – The application is for serviced holiday accommodation, a noise assessment is required to ensure that the premises will not cause a nuisance to neighbouring properties. In addition to this, they will need to produce a noise and Anti-Social Behaviour Management Plan which should include a 24 hour telephone number, this

number is to be displayed on the premises for neighbours to contact if there is an issue with the guests. Following the submission of additional information, the management plan provided seems to be in order. The noise assessment includes some recommendations at section 3.6 onwards and these should be conditioned.

8.3 **Head of Strategic Asset and Estate** – No comments received.

9.0 **REPRESENTATIONS**

9.1 Site notice published: 12/05/2022

9.2 Neighbours notified: 05/05/2022

9.4 Three representations have been received from the following properties:

- 33 Hull Road
- 38 Hull Road
- 45 Hull Road

9.5 These representations raise the following issues:

- The application proposes the conversion of a bed and breakfast to an unmanaged party house for up to 40 individuals. The management plan is inadequate – there needs to be significant clarity in what is proposed, how it will be run, how it will be managed, and the action plan when things go wrong.
- The Council requires significant documentation to show that properties within the holiday accommodation areas are no longer viable in its current classification – the application does not include this.
- There are concerns that having a 24-hour call out number displayed is not appropriate.
- The management plan is inadequate and a noise assessment cannot be carried out on this basis.
- The lack of on-site management is an issue – the use of a good behaviour bond could incite more issues from disgruntled guests.
- The frontage no longer being completely vertical raises structural concerns.

9.6 The structural integrity of the existing building is not a material planning consideration, but does indicate a need to secure a beneficial use for the property to enable it to be occupied or operated so as to ensure proper maintenance. It would be for the Council's Building Control team to investigate any allegation of the building constituting a dangerous structure.

10.0 **RELEVANT PLANNING POLICY**

10.1 **National Planning Policy Framework**

10.1.1 The National Planning Policy Framework was adopted in July 2021. It sets out a presumption in favour of sustainable development. The following sections are most relevant to this application:

- 5 - Delivering a sufficient supply of homes
- 8 - Promoting healthy and safe communities
- 11 - Making effective use of land
- 12 - Achieving well-designed places

10.2 National Planning Practice Guidance

10.2.1 The National Planning Practice Guidance expands upon and offers clarity on the points of policy set out in the National Planning Policy Framework.

10.3 Blackpool Local Plan Part 1: Core Strategy 2012-2027

10.3.1 The Core Strategy was adopted in January 2016. The following policies are most relevant to this application:

- CS7 Quality of Design
- CS12 Sustainable Neighbourhoods
- CS13 Housing Mix, Standards, and Density
- CS21 Leisure and Business Tourism
- CS23 Managing Holiday Bed Spaces

10.4 Blackpool Local Plan 2011-2016 (saved policies)

10.4.1 The Blackpool Local Plan was adopted in June 2006. A number of policies in the Local Plan have now been superseded by policies in the Core Strategy but others have been saved until the Local Plan Part 2: Site Allocations and Development Management Policies has been adopted. The following saved policies are most relevant to this application:

- LQ1 Lifting the Quality of Design
- LQ2 Site Context
- LQ14 Extensions and Alterations
- HN5 Conversions and Subdivisions
- BH3 Residential and Visitor Amenity
- AS1 General Development Requirements (Access and Transport)
- AS7 Aerodrome Safeguarding

10.5 Blackpool Local Plan Part 2: Site Allocations and Development Management Policies (emerging policies)

10.5.1 The Blackpool Local Plan Part 2 (Part 2) went through Examination in Public late last year and the Inspector has issued his comments. The Council is currently consulting on minor modifications and it is anticipated that Part 2 will be adopted early next year. As such, significant weight can be attached to the emerging policies in accordance with the provisions of paragraph 48 of the National Planning Policy Framework. The following emerging policies in Part 2 are most relevant to this application:

- DM5 Residential conversions and sub-divisions
- DM17 Design principles
- DM20 Extensions and alterations
- DM41 Transport requirements for new development
- DM42 Aerodrome safeguarding

10.6 Other Relevant Policy Guidance

- 10.6.1 Holiday Accommodation Supplementary Planning Document – this updated document was adopted in November 2017. It identifies the protected holiday accommodation areas across the borough and sets out how proposals for change of use of holiday accommodation premises will be considered.
- 10.6.2 The Council’s New Homes From Old Places Supplementary Planning Document and the Department for Communities and Local Government National Technical Housing Standards are used as guidance for space and amenity standards to ensure the provision of high quality residential accommodation and any proposed self-contained holiday lets will be expected to meet these standards.
- 10.6.3 Department for Communities and Local Government National Technical Housing Standards – this document was published in March 2015 and sets out the national minimum standards for new homes. This partially supersedes some of the standards in the Council’s New Homes from Old Places Supplementary Planning Document guidance.
- 10.6.4 Blackpool Council declared a Climate Change Emergency in June 2019 and is committed to ensuring that approaches to planning decision are in line with a shift to zero carbon by 2030.
- 10.6.5 National Model Design Code (July 2021) provides guidance to promote successful design and expands on the ten characteristics of good design set out in the National Design Guide.
- 10.6.6 National Design Guide (January 2021) recognises the importance of good design and identifies the ten characteristics that make up good design to achieve high quality places and buildings. The guide articulates that a well-designed place is made up of its character, its contribution to a sense of community and its ability to address the environmental issues affecting climate.
- 10.6.7 The Environment Act 2021 makes provision for all planning permissions to be conditional on the provision of biodiversity net gain. Whilst there is, as yet, not requirement set out in statute, the Government’s clear intention is a material planning consideration. The Council will therefore seek to secure biodiversity net gains where practicable in advance of this becoming a statutory requirement.

11.0 ASSESSMENT

11.1 Principle

- 11.1.1 The site falls within a Main Holiday Accommodation Area and therefore the use of the premises as holiday accommodation is acceptable in principle. Policy CS23 supports new or refurbished holiday accommodation in these areas providing that the proposed accommodation is of a high quality and well designed to drive up standards of accommodation in Blackpool to meet modern visitor expectations and avoid poor quality holiday accommodation which would serve to undermine Blackpool’s tourist industry and the fundamental objective of Policy CS23.
- 7.1.2 Holiday flats and houses are a form of residential accommodation which would be used for sleeping and living purposes by the occupants, albeit on a transient basis. In order to deliver high quality new holiday accommodation, the Council expects self-contained holiday units to meet the Council’s adopted standards for residential accommodation. This approach is

justified by paragraph 130 of the National Planning Policy Framework which expects developments to function well and add to the overall quality of the area over the long term lifetime of the development. As such, the proposal must comply with the Council’s standards relating to housing mix, floor space, and external alterations.

11.2 Amenity

11.2.1 Following amendments to the layout and occupancy of the scheme, the bedroom sizes and living space provided would meet the minimum floor space standards for residential units set out by the Government’s National Technical Housing Standards and the Council’s New Homes From Old Places Supplementary Planning Document. The approximate floor space measurements are set out in the table below:

	Minimum Required (sqm)	Proposed (sqm)
Number 46		
Bedroom 1 – Double	11.5	13.6
Bedroom 2 – Single	7.5	9
Bedroom 3 – 4 Singles	19.5	21.6
Bedroom 4 – Double	11.5	12.6
Bedroom 5 – Single	7.5	9
Bedroom 6 – 4 Singles	19.5	22.2
Living Space	50	50
Number 44		
Bedroom 7 – Double	11.5	13.6
Bedroom 8 – Single	7.5	9
Bedroom 9 – 4 Singles	19.5	21
Bedroom 10 – Double	11.5	12.5
Bedroom 11 – Single	7.5	9
Bedroom 12 – 4 Singles	19.5	21.9
Living Space	50	50

11.2.2 The Government’s National Technical Standards do not provide floor space measurements for a unit of 6 bedrooms for 14 people, however based on the numbers that are provided it is calculated that 192 square metres would be required. The proposed units would have a total floorspace of approximately 187.5 square metres each, which falls below this requirement by 4.5 square metres. Though any shortfall in floor space weighs against the proposals, it does not necessarily make the scheme unacceptable and must be weighed in the planning balance considering the size and impact of the shortfall. In this case, due to the layout and intended use and management of the properties, it is not considered that the marginal shortfall in overall floorspace would have an unacceptable impact, especially as the bedrooms and living spaces have all been amended to meet the requirements.

11.2.3 Each bedroom would be served by at least one window, with the bedrooms to the rear which would have a larger occupancy being served by two. At the rear of the property outlook would be limited, however this is a common feature of properties within and close to the Town Centre and in a lot of cases is unavoidable. Due to the properties having large rear projections, windows in the side elevations of the projections are often facing each other, which is this case in this instance. However, as above, though this arrangement is not ideal it is unavoidable due to the existing form and layout of the buildings in the area and

must be accepted to secure viable and beneficial use. On balance it is considered that the layout of rooms in relation to the windows is the best that could be reasonably achieved within the constraints of the building.

- 11.2.4 Due to the size of the properties the units could cater for fairly large groups. The applicant has set out that the units would be intended for family occupation, though it is acknowledged that the Council cannot control the type of groups occupying the accommodation. However, in efforts to encourage family groups as far as practicable, amendments have been made to the layout of the properties to make them more family-friendly. These amendments include changes to the layout of the rooms so that at the front of both floors of both properties there would be a double bedroom which is linked to a single bedroom via a Jack-and-Jill type bathroom large enough to accommodate a bath. This would mean that 6 occupants in each of the units would have direct access to the family bathroom, with the other occupants having access to smaller ensuites in addition to the ground floor toilet. This is an improvement over the original layout which had individual ensuites for all bedrooms, none of which were large enough to include a bath. Overall, it is considered that the changes to the layout of bedrooms and bathrooms achieves a more family-friendly character.
- 11.2.5 Each of the units would have its own front door with access directly off Hull Road. Both units would have direct access to the yard to the rear which would include an area for shared bin and cycle storage between the two projections. There would be a shared access from the yard to the rear alley for the removal of refuse and external access to the rear yard for cycle storage. Most of the existing extension would be removed to make use of the limited external space available. Small sections of the extension would be retained to cover the cellar access and to provide ground floor toilets for the units. It is not considered that the retention of this small amount of extension to provide toilets would unacceptably compromise external amenity space, as the space occupied would have limited use due to its location nestled between the projections. Over all, due to the constraints of the site there is very limited opportunity to provide meaningful external amenity space, however efforts have been made to provide adequate bin and cycle storage and retain some uncovered external space that could be used for smoking etc.
- 11.2.6 The property is in a main holiday area in close proximity to the Town Centre which is expected to experience a higher level of background noise compared to residential areas or smaller holiday areas away from the Town Centre and Promenade. It is acknowledged that with no owner/manager present on site, there could be potential for noise disturbance and antisocial behaviour. To ensure the long term protection of amenity, a management plan has been submitted which sets out that the management company will be contactable via telephone 24/7 and the manager will generally communicate significant matters to guests directly unless a mobile number is given in preference. The contact details for the management company will be displayed at the front of the property in the windows to be visible to members of the public. Measures to discourage anti-social behaviour will include the use of CCTV and the booking process will include a security deposit which will be retained should guests cause any damage or disruption including any excess noise reports or anti-social behaviour. The plan states that if a member of the management team needs to attend to more than one report of anti-social behaviour the guests will be asked to leave immediately.
- 7.2.7 Due to the increased potential for noise disturbance due to the lack of on-site management, a noise survey and mitigation scheme has been requested and submitted to safeguard neighbouring occupants against general noise nuisance. The report concludes that there

may be potential for unacceptable noise disturbance due to the existing noise insulation and sets out a scheme for additional attenuation to the party walls and separating floors/ceilings and glazing units. Subject to compliance with these recommendations, no unacceptable impacts are anticipated.

- 7.2.8 Though the units would accommodate a fairly large number of people, unlike some other similar proposals where noise levels have been a concern the proposals do not include a significant amount of external amenity space or large doors or windows which could cause nuisance if held open. The external space is just large enough for bin and bicycle storage and to be used by a couple of people for smoking etc. As such, it is not likely that any significant noise would be generated by the use of the outdoor space. Nonetheless, the management plan sets out that limited external space that is available will not be permitted to be used after 10pm, and a condition enforcing this can be attached.

11.3 Visual Impact

11.3.1 There would be no alterations to the front of the property. There are no existing sun-lounges or extensions to the front and the frontage is considered consistent with the character of the proposed use and the appearance of the rest of the street. Some signs including management contact information for the benefit of members of the public would be displayed in the ground floor windows, however any new fascia signage would be subject to a separate advertisement consent application.

11.3.2 To the rear most of the existing single storey extensions would be removed. However, due to the 2.7 metre high boundary wall to the rear of the site the ground floor elevation would not be particularly visible regardless. The boundary wall would be retained, though the windows would be removed so that it functions as a rear boundary to the external yard space as opposed to the rear wall of an extension. Tall rear boundary walls are a common feature lining the alleyway to the rear.

11.4 Access, Highway Safety and Parking

11.5 Access to the site would not be affected by the proposal. The occupancy of the property would be reduced, as the existing hotel was used to accommodate 35 people over 16 separate bedrooms, whereas the proposed scheme would accommodate 28 people over 2 separate units, and multiple people within in unit would likely be travelling together. As such, it is not considered that the proposals would increase traffic generation or parking demand. On-street parking in the area is limited and subject to restrictions, however the site is in a central and accessible location close to services and public transport. There is also space for cycle storage to the rear of the site. As such, whilst the lack of parking is unfortunate, it is unavoidable and must therefore be accepted, and the scheme is not anticipated to have any unacceptable detrimental impacts on highway safety or function.

11.5 Other Issues

11.5.1 No drainage or flood risk issues identified.

11.5.2 No ecological impacts would result and no trees would be affected. The single-storey rear extensions to be demolished are part of the main ground floor of the building and have flat roofing and are not close to any greenery or vegetation. As such, no unacceptable impacts on protected species are anticipated.

- 11.5.3 Air, land and water quality would be unaffected and the site would not be expected to be at undue risk from such.
- 11.5.4 The application has 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 (as amended).
- 11.5.5 Under Article 8 and Article 1 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. This application does not raise any specific human rights issues.
- 11.5.6 Through the assessment of this application, Blackpool Council as a public authority has had due regard to the Public Sector Equality Duty ("PSED") under s.149 of the Equality Act and the need to eliminate unlawful discrimination, advance equality of opportunity between people who share a protected characteristic and those who do not, and to foster or encourage good relations between people who share a protected characteristic and those who do not. The application is not considered to raise any inequality issues.

11.6 Sustainability and planning balance appraisal

- 11.6.1 Sustainability comprises economic, environmental and social components.
- 11.6.2 Economically the scheme would have a limited impact but the renovation of holiday accommodation within a main holiday accommodation area would enhance the tourist offer and help to support local shops and services. Some employment would be generated during the conversion.
- 11.6.3 Environmentally, the external alterations would be acceptable and there would be no detrimental impacts on drainage, environmental quality, or biodiversity.
- 11.6.4 Socially, the scheme would provide reasonable quality holiday accommodation which would make a positive contribution towards the holiday offer in a designated holiday accommodation area which would support the Council's regeneration objectives. Effort has been made to ensure the safeguarding of the amenity of nearby residents and visitors through the approval of a management plan and noise attenuation scheme. No unacceptable impacts on highway safety or flood risk are anticipated.
- 11.6.5 In terms of planning balance, the development proposed is considered to constitute sustainable development in terms of the environmental and social components. No other material planning considerations have been identified that would outweigh this view.

12.0 FINANCIAL CONSIDERATIONS

- 12.1 None identified.

13.0 CONCLUSION

- 13.1 The proposal would provide reasonable quality holiday accommodation within a main holiday accommodation area. There would be no unacceptable visual impacts and reasonable efforts have been made to consider and safeguard the amenity of both the

occupants and neighbours. On this basis, Members are respectfully recommended to approve the application.

14.0 RECOMMENDATION

14.1 Approve subject to the following conditions:

- 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 and information:

Location Plan received by the Council on 04/05/2022 and drawings;

Existing and Proposed Floor Plans - 6215 02 Rev H

Existing and Proposed Front Elevations - 6215 3 Rev A

Existing and Proposed Rear Elevations - 6215 4 Rev A

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 external materials to be used on the development hereby approved shall match those of the main building in colour, size, texture and design unless otherwise first submitted to and agreed in writing by the Local Planning Authority prior to the commencement of any above ground construction.

Reason: In the interests of the appearance of the site and streetscene in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies LQ1 and LQ14 of the Blackpool Local Plan 2001-2016.

- 4 (a) No unit shall be occupied until all of the internal and external alterations shown on the approved plans have been carried out in full and in full accordance with the approved details.

(b) The layout of the accommodation shall thereafter be retained as approved unless otherwise first submitted to and agreed in writing by the Local Planning Authority.

Reason: In order to ensure that the accommodation provides an adequate standard of amenity and to improve the external appearance of the property in accordance with Policies CS7, CS12 and CS13 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027, Policies LQ1, LQ14, BH3 and HN5 of the Blackpool Local Plan 2001-2016, and the Council's New Homes from Old Places Supplementary Planning Document 2011.

- 5 The accommodation shall be used for serviced holiday accommodation only within the category of sui generis and for no other purpose within the Schedule to the Town and Country Planning (Use Classes) Order 1987) as amended. For the avoidance of doubt, the accommodation shall at no time be occupied on a permanent basis or by persons who are

not on holiday. A person is considered to be on holiday where the duration of the stay does not exceed 30 days.

Reason: The accommodation is unsuitable for permanent occupation because AND/OR the development lacks any outdoor space or storage space AND/OR no contribution towards public open space provision has been secured. As such this condition is necessary to accord with Policies CS7, CS12, CS13 and CS21/CS23 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies BH3, BH10 and HN5 of the Blackpool Local Plan 2001-2016, the Holiday Accommodation Supplementary Planning Document and the Council's New Homes from Old Places Supplementary Planning Document.

- 6 For the units hereby approved as marked on the approved plans, the following number of bed-spaces shall not at any time be exceeded other than through the provision of travel cots for infants:

No. 44 – 14 bedspaces

No. 46 – 14 bedspaces

For the avoidance of doubt, sofa-bed provision counts as a bed-space provision and lounge and kitchen spaces should not be used for sleeping.

Reason: The communal spaces serving the flats hereby approved are of insufficient size to support occupation beyond that listed above, the use of lounge and kitchen spaces for sleeping presents a fire safety risk for occupants, and occupation above that listed above would result in overly intensive use of the property to the detriment of the amenity of nearby neighbours and visitors and the character and function of the immediate area. As such this condition is required in accordance with the provisions of Policies CS7, CS12, CS21 and CS23 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027, Policies LQ1 and BH3 of the Blackpool Local Plan 2001-2016 and paragraph 130 of the National Planning Policy Framework.

- 7 (a) The use hereby approved shall not commence until a board displaying management contact details for the property has been displayed in accordance with the submitted Management Plan recorded as received by the Local Planning Authority on 07/07/2022 and the proposed elevations plan ref. 6215 3 Rev A . This board shall thereafter be retained and maintained for so long as the use hereby approved is operational.

(b) The use hereby approved shall at all times operate in full accordance with the approved Management Plan recorded as received by the Local Planning Authority on 07/07/2022 unless otherwise first submitted to and agreed in writing by the Local Planning Department.

Reason: In order to safeguard nearby residential and visitor amenity and the character and function of the area in accordance with the provisions of Policies CS7, CS12, CS21 and CS23 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027, Policies LQ1 and BH3 of the Blackpool Local Plan 2001-2016 and paragraph 130 of the National Planning Policy Framework.

- 8 Prior to first use the noise attenuation scheme detailed in the Acoustic Assessment ref. 2287-1 and dated June 2022 shall be implemented in full and in full accordance with the approved details and shall thereafter be retained and maintained as such.

Reason: In order to safeguard the amenities of nearby residents and visitors in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy BH3 of the Blackpool Local Plan 2001-2016.

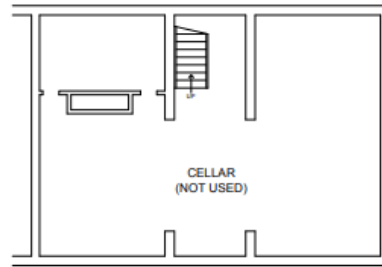
- 9 The external space shown on the plans hereby approved shall not be used after 10pm daily.

Reason: In order to safeguard the amenities of nearby residents in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy BH3 of the Blackpool Local Plan 2001-2016.

- 10 Before the development hereby approved is first brought into use the refuse storage shown on plan ref. 6215 02 Rev H shall be provided and shall thereafter be retained and maintained as such. No bins or refuse shall be stored forward of the front elevation of the building other than on the day of presentation for collection.

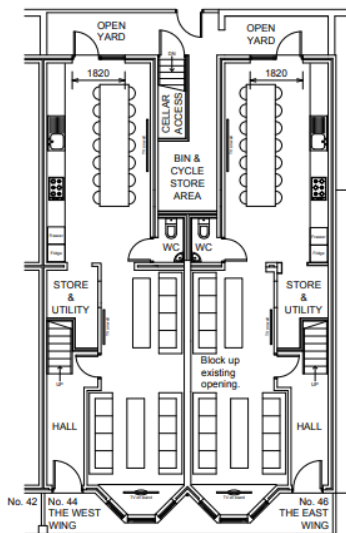
Reason: In the interest of the appearance of the site and locality and to safeguard the amenities of nearby residents in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies LQ1 and BH3 of the Blackpool Local Plan 2001-2016.

Location Plan

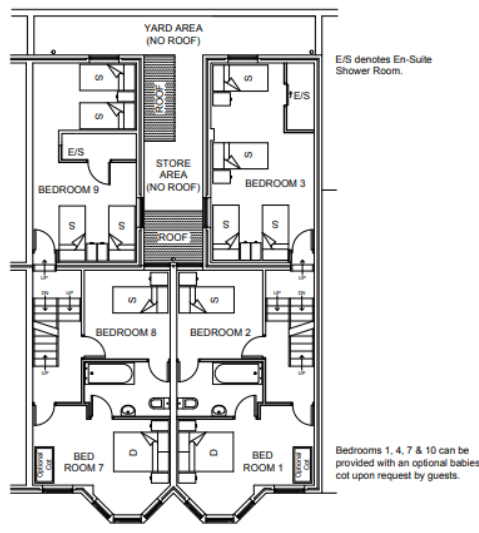


Proposed basement plan

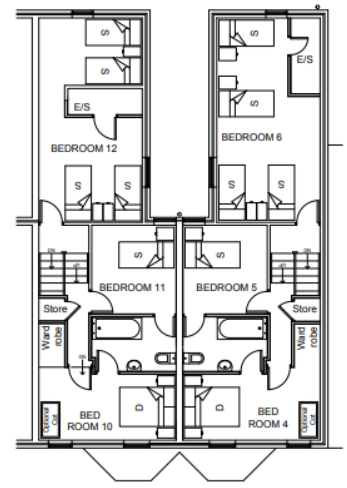
Proposed Floor Plans



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

Proposed Front Elevation



**FRONT ELEVATION
AS PROPOSED**

Proposed Rear Elevation



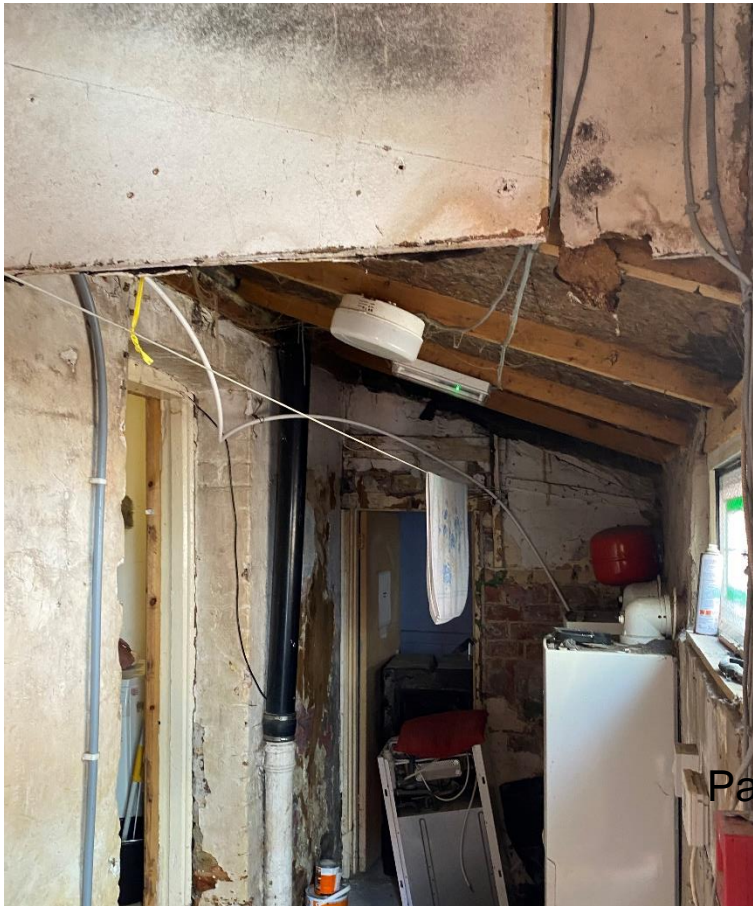
Infill windows in rear wall backing onto alley.
Remove roof and provide brick on edge
capping to top of existing wall. Clean off moss,
etc and paint wall with white masonry paint.

**REAR ELEVATION
AS PROPOSED**

Site Photos







**Blackpool Council
Development Management**

Officer Report to Committee

Application ref: 22/0577
Ward: Talbot
Application type: Householder
Location: 42 Leicester Road, Blackpool, FY1 4HL
Proposal: Replacement of windows to the front elevation including the retention of stain glass toppers.
Recommendation: Approve
Case officer: Cameron Hirst
Case officer contact: 01253 476195
Meeting date: 6 September 2022

1.0 BLACKPOOL COUNCIL PLAN 2019-2024

- 1.1 The Council Plan sets out two priorities. The first is ‘the economy: maximising growth and opportunity across Blackpool’, and the second is ‘communities: creating stronger communities and increasing resilience.
- 1.2 The scheme would accord with the second given that the application would make a positive contribution to the character and appearance of the Raikes Hall Conservation Area.

2.0 SUMMARY OF RECOMMENDATION

- 2.1 This application is for replacement windows to the front elevation of the property, encapsulating the original stained-glass toppers within new upvc window frames. There are no planning policies which would preclude the application in principle and the scheme has the support of the Conservation Officer. No material planning considerations have been identified that would weigh sufficiently against the application as to warrant refusal. As such, the Committee is respectfully recommended to grant planning permission subject to the conditions listed at the end of this report.

3.0 INTRODUCTION

- 3.1 This application is before Members because the applicant is Councillor Mark Smith (Talbot Ward). Under the Scheme of Delegation all applications submitted by elected members are referred to the Planning Committee.

4.0 SITE DESCRIPTION

- 4.1 The site is a two storey semi-detached property with a small landscaped front garden, double height bay window with gable feature above and a slate pitched roof over. The window-toppers feature stain glass. The window frames to front are likely original given they are constructed of timber. At the rear is a yard with outbuilding and access to a garage which fronts onto Longton Road.
- 4.2 The site is located within the Defined Inner Area and the Raikes Hall Conservation Area. No other constraints would apply.

5.0 DETAILS OF PROPOSAL

5.1 The scheme comprises of the replacement of windows to the front elevation with PVCu slim profile double glazing with white timber effect foil finish and the stained glass top panes encapsulated within the new double glazing. The front door and doorframe would be unaffected.

5.2 The application has been supported by:

- Heritage Statement
- Letter from the builder setting out the condition of the windows

6.0 RELEVANT PLANNING HISTORY

6.1 None on file.

7.0 MAIN PLANNING ISSUES

7.1 The main planning issues are considered to be:

- The effect of the development on the character and appearance of the conservation area.

8.0 CONSULTATION RESPONSES

8.1 **Built heritage manager:** Supports the application given that the existing frames are beyond economic repair and the proposed uPVC frames would have an acceptable appearance.

8.2 **Blackpool Civic Society:** Would prefer the use of timber frames as opposed to PVCu

9.0 REPRESENTATIONS

9.1 Site notice published: 28/07/22

9.2 Neighbours notified: 25/07/2022

9.3 No representations have been received from neighbours.

10.0 RELEVANT PLANNING POLICY

10.1 National Planning Policy Framework

10.1.1 The National Planning Policy Framework was updated in July 2021. It sets out a presumption in favour of sustainable development. The following sections are most relevant to this application:

- Section 12 - Achieving well-designed places
- Section 16 - Conserving and enhancing the historic environment

10.2 National Planning Practice Guidance

10.2.1 The National Planning Practice Guidance expands upon and offers clarity on the points of policy set out in the National Planning Policy Framework.

10.3 Blackpool Local Plan Part 1: Core Strategy 2012-2027

10.3.1 The Core Strategy was adopted in January 2016. The following policies are most relevant to this application:

- CS7 Quality of Design
- CS8 Heritage

10.4 Blackpool Local Plan 2011-2016 (saved policies)

10.4.1 The Blackpool Local Plan was adopted in June 2006. A number of policies in the Local Plan have now been superseded by policies in the Core Strategy but others have been saved until the Local Plan Part 2: Site Allocations and Development Management Policies has been produced. The following saved policies are most relevant to this application:

- BH3 Residential Amenity
- LQ1 Lifting the Quality of Design
- LQ14 Extensions and alterations
- LQ10 Conservation Areas

10.5 Blackpool Local Plan Part 2: Site Allocations and Development Management Policies (emerging policies)

10.5.1 The Blackpool Local Plan Part 2 (Part 2) was the subject of independent Examination in Public in December 2021. The Inspector has now issued his comments. As such, weight can be attached to the emerging policies in accordance with the provisions of paragraph 48 of the NPPF. The following emerging policies in Part 2 are most relevant to this application:

- DM17 Design Principles
- DM18 Heritage

10.6 Other Relevant Policy Guidance

10.6.1 Extending Your Home Supplementary Planning Document – this document was adopted in 2007 and sets out the Council's standards with regards to domestic extensions.

10.6.2 Blackpool Council declared a Climate Change Emergency in June 2019 and are committed to ensuring that approaches to planning decision are in line with a shift to zero carbon by 2030.

10.6.3 National Model Design Code (July 2021) provides guidance to promote successful design and expands on the ten characteristics of good design set out in the National Design Guide.

10.6.4 National Design Guide (January 2021) recognises the importance of good design and identifies the ten characteristics that make up good design to achieve high quality places and buildings. The guide articulates that a well-designed place is made up of its character, its contribution to a sense of community and its ability to address the environmental issues affecting climate.

10.6.5 The Environment Act 2021 makes provision for all planning permissions to be conditional on the provision of biodiversity net gain. Whilst there is, as yet, not requirement set out in statute, the Government's clear intention is a material planning consideration. The Council will therefore seek to secure biodiversity net gains where practicable in advance of this becoming a statutory requirement.

11.0 ASSESSMENT

11.1 Principle

11.1.1 There are no planning policies which would preclude the alterations in principle. The key matter would be the visual impact on the character and appearance of the conservation area which is discussed in section 11.3.

11.2 Amenity

11.2.1 There would be no impact on residential amenity given that the scheme is replacement window frames and there would be no greater impact from overlooking or loss of privacy.

11.3 Visual Impact

11.3.1 The scheme is for the replacement of the existing front window frames with the encapsulation of the stained-glass toppers. The replacement windows would be slim profile, white PVCu with wood grain affect to replicate the existing timber windows as closely as possible. When a window which appears to be an early part of the building fabric is proposed to be lost or replaced, the applicant should supply information on why the windows cannot be restored or fixed. The applicant has submitted a statement from the Window Company which explains that the windows have been inspected and that they are in poor condition with rot to the majority of the frames, cracked glass and warped openers which do not close correctly. With that in mind the existing windows would be uneconomical to repair.

11.3.2 The Conservation Officer has been consulted on the above and would support the application, adding that although the retention of the frames is always preferable (as also suggested by the Civic Society), as they are deemed beyond economic repair it would be unreasonable to expect the existing frames to be retained. It is proposed to encapsulate the stained glass from the upper panes which contribute the most to the character of the property and the frames would have slim sightlines and a woodgrain finish. The majority of properties in the conservation area have PVCu windows and, given the quality of the proposed replacements, the scheme is not considered to have any adverse impact on the character and appearance of the property within the streetscene or the wider conservation area. Conditions can be applied to ensure that the scheme is carried out in accordance with the approved plans and agreed materials.

11.4 Other matters

11.4.1 There would be no impact on highways safety, access or parking. Nor would there be any drainage, contamination, environmental issues or impact from flood risk.

11.4.2 The application has 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 (as amended).

11.4.3 Under Article 8 and Article 1 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. This application does not raise any specific human rights issues.

11.4.4 Through the assessment of this application, Blackpool Council as a public authority has had due regard to the Public Sector Equality Duty ("PSED") under s.149 of the Equality Act and the need to eliminate unlawful discrimination, advance equality of opportunity between people who share a protected characteristic and those who do not, and to foster or encourage good relations between people who share a protected characteristic and those who do not. The application is not considered to raise any inequality issues.

11.5 Sustainability and planning balance appraisal

11.5.1 Sustainability comprises economic, environmental and social components.

11.5.2 Economically the scheme would have a very limited impact for the exception of work generation for those responsible for encapsulating the stain glass and fitting the windows.

11.5.3 Environmentally, the replacement windows would uphold the appearance of the property within the streetscene and conservation area. No other environmental issues are raised or would be affected.

11.5.4 Socially, there would be no impact on flooding, amenity or highway safety.

11.5.5 In terms of planning balance, the development proposed is considered to constitute sustainable development in terms of the environmental and social components. No other material planning considerations have been identified that would outweigh this view.

12.0 FINANCIAL CONSIDERATIONS

12.1.1 Not applicable.

13.0 CONCLUSION

13.1 In light of the above, the proposal is considered to represent sustainable development. As no material planning considerations have been identified that would outweigh this view, planning permission should be granted.

14.0 RECOMMENDATION

14.1 Approve subject to the following conditions:

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 and information:

Location plan recorded as received by the Council on 25th July 2022

Proposed elevations (drawing ref. 42LR01A)

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

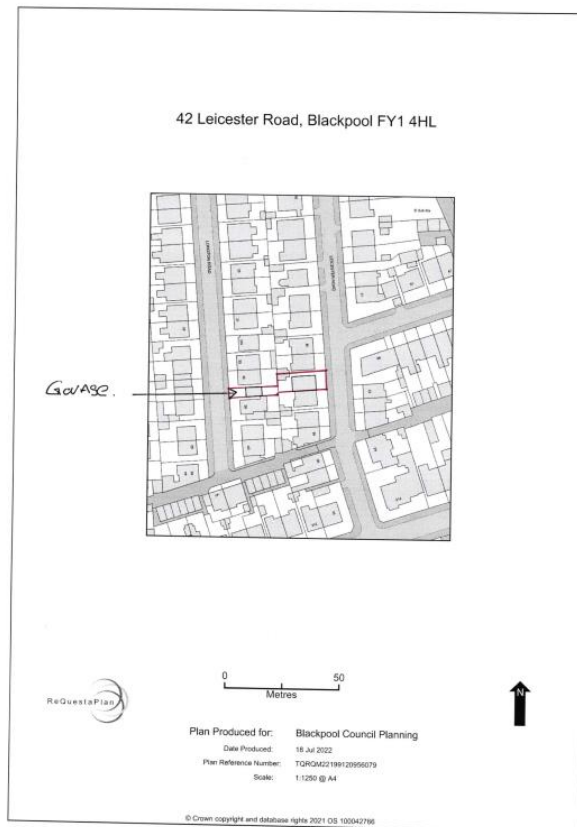
Reason: For the avoidance of doubt and so the Local Planning Authority can be satisfied as to the details of the permission.

- 3 The external materials to be used on the development hereby approved shall be as specified on the approved plan unless otherwise first submitted to and agreed in writing by the Local Planning Authority prior to the commencement of any above ground construction.

Reason: In the interests of the appearance of the site and streetscene in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies LQ1 and LQ4 of the Blackpool Local Plan 2001-2016.

- 4 The windows and doors hereby approved shall be recessed behind the front face of the elevation in which they are set by the same degree as the existing windows and doors in that elevation.

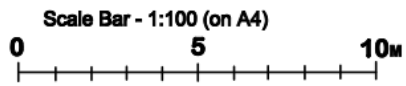
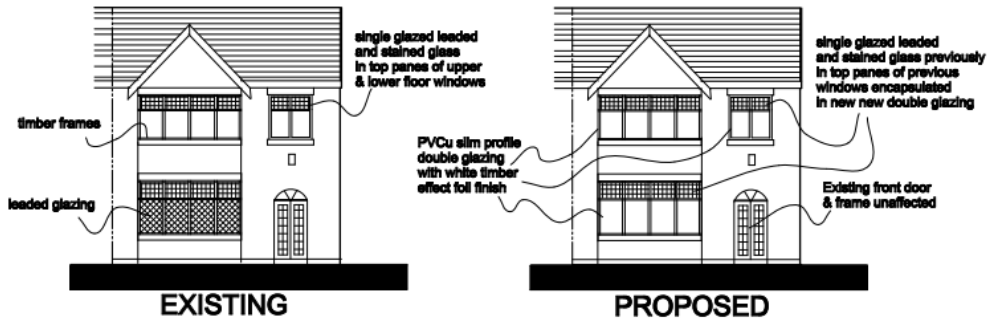
Reason: In order to secure appropriate visual articulation and interest in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies LQ1 and LQ14 of the Blackpool Local Plan 2001-2016.



Location Plan



Streetview image



Drawing No: 42LR01A
 Drawing Title: Front Elevation
 Site Address: 42 Leicester Road, Blackpool
 Scale: 1:100 Date: 25 JUL 22

Existing and proposed elevations