

**Application Number: 15/0227 – 4 St Stephens Avenue**

Erection of roof lift to existing rear extension to provide five additional bedrooms and lounge and provision of three additional car parking spaces to rear following removal of existing storage building.

**Decision:** Refuse

**Reasons:**

1. The proposed rooflift to the existing rear extension would have an adverse impact on the amenities of neighbouring residents by reason of its bulk, its proximity to the boundary, the inclusion of windows which would overlook neighbouring gardens and its cumulative impact with the existing built form on the application site and at 4 Carlin Gate . As such the proposal would be contrary to a core principle of paragraph 17 of the National Planning Policy Framework regarding a good standard of amenity for all existing and future occupants of land and buildings, Policies BH3 and BH24 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan - Part 1: Core Strategy.
2. The proposal would conflict with a core principle of paragraph 17 of the National Planning Policy Framework regarding a good standard of amenity for all existing and future occupants of land and buildings as well as conflicting with Policies LQ1, LQ2, LQ14 and BH24 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan - Part 1: Core Strategy in that it would further intensify development on the application site which would be out of context with the neighbouring residential properties and would not alleviate the existing lack of amenity space for the residents of the home and would in fact exacerbate the situation.
3. ARTICLE 35 STATEMENT (NATIONAL PLANNING POLICY FRAMEWORK paragraph 187)

The Local Planning Authority has sought to secure a sustainable development that would improve the economic, social and environmental conditions of Blackpool but in this case there are considered factors - conflict with the National Planning Policy Framework and policies of the Blackpool Local Plan 2001-2016 and the Blackpool Local Plan - Part 1: Core Strategy - which justify refusal.