

COMMITTEE DATE: 23/08/2016

Application Reference: 16/0421

WARD: Squires Gate

DATE REGISTERED: 27/07/16

LOCAL PLAN ALLOCATION: Resort Neighbourhood

APPLICATION TYPE: Full Planning Permission

APPLICANT: Harrow House Construction Ltd

PROPOSAL: External alterations to include front extension and whole roof lift, balconies to Harrow Place and New South Promenade elevations and use of premises as altered as 86 self-contained permanent flats with associated car parking, bin store, boundary treatment and highway works.

LOCATION: 647-651 NEW SOUTH PROMENADE and 2-8 HARROW PLACE,
BLACKPOOL, FY4 1RP

Summary of Recommendation: Agree in principle and delegate approval to the Head of Development Management

CASE OFFICER

Mr G. Johnston

SUMMARY OF RECOMMENDATION

This proposal is seeking to regenerate some disused care homes within a bold modern building which pays homage to the Crescent to which it would be attached. At the same time it seeks to respect the setting of the building by stepping down from a focal point on the corner to the Crescent to the south and houses to the east. It is seeking to respond to the design criteria set out in Policies LQ2 and LQ4 of the Blackpool Local Plan and Policy CS7 of the Blackpool Local Plan Part 1 : Core Strategy by creating a landmark building on this prominent Promenade frontage. The proposal would also seek to balance this regeneration with protection of the amenities of the residents to the east of the site consistent with the aims of Policy BH3 of the Blackpool Local Plan and Policy CS7 of the Blackpool Local Plan Part 1 : Core Strategy. Given the shape layout of the application site it is not possible to provide a significant level of off street car parking on the site (16 spaces) and hence the applicants have approached the Council to reconfigure Harrow Place to maximise the number of parking bays which could be created on the proposed one way street and to introduce more parking on the New South Promenade frontage of the site. This would mean that there would be in the region of 88 car parking spaces for the 86 flats. Discussions are taking place about the precise number and how this will be managed and controlled and I will report further on this in the update note. The site is opposite the tram line and has the no1 bus service running down the Promenade with other bus services on Harrowside not too far distant. It is felt that the regeneration benefits of the proposal outweigh the disadvantages of not providing more than

one car parking space per flat. The applicant has sought to demonstrate that the viability of the proposal would not support an affordable housing contribution but the proposal would fund off-site open space improvement provision. On this basis the proposal is considered acceptable. As the publicity period does not end until 25 August 2016 if members are minded to approve the application it is recommended that the issuing of the decision is delegated to the Head of Development Management subject to no new representations being received as a result of publicising the application. The officer's recommendation is for approval of the application subject to conditions and subject to agreement being reached on the on street car parking.

INTRODUCTION

Members will recall that planning application reference 16/0193 was considered at the meeting on 7 June 2016 and was deferred to allow the applicant to amend the plans in view of the members' comments regarding the height of the building, the intensity of the development and the level of car parking provision. The application was subsequently withdrawn. Discussions were then held with your officers and this application has resulted from those discussions. The key changes are -

- a reduction in the number of flats proposed from 113 to 86
- a reduction in the height of the building from 23.5 metres at the corner of New South Promenade and Harrow Place to 18 metres
- a reduction in the forward projection of the building
- an increase in the overall number of car parking spaces (including on street provision) from 81 to around 88 spaces

The history behind the proposal was set out in the previous committee report for application reference 16/0193 -

This application involves a consortium of property owners and one of the owners has recently converted 653-655 New South Promenade into 11 flats and 2 maisonettes (14/0448 - External alterations including removal of existing sun lounge and reinstatement of ground floor bay windows to front elevation, installation of new doors and juliet balconies to rear elevation, formation of roof terrace with glazed balustrade, and use of premises as altered as 11 self-contained permanent flats and 2 maisonettes, with associated landscaping, cycle and bin stores) including undertaking external alterations to reinstate the original facade of the building. Originally members of the consortium were looking to submit individual applications for their respective properties within the application site. However, officers felt this was the wrong approach and suggested that there should be one application encompassing the whole frontage to New South Promenade and Harrow Place. There were also concerns regarding the design of the proposal and there followed a series of meetings between members of the consortium and your officers which focussed on the relationship of the proposal to the existing crescent, the need to 'celebrate' the corner where New South Promenade and Harrow Place meet and the need to have regard to the residential properties to the east of the site. The application has resulted from those discussions

Since the application was lodged the applicants have been in dialogue with the local residents regarding the revised proposals and a number of changes to the proposals have resulted from those discussions

SITE DESCRIPTION

This application relates to a site to the south of the Solaris Centre on New South Promenade. The site is at the northern end of the southern Crescent and comprises properties fronting New South Promenade and Harrow Place. The properties are within a Resort Neighbourhood as identified in the Blackpool Local Plan 2001-2016 but are not identified as being part of a Main Holiday Accommodation Area in the Holiday Accommodation Supplementary Planning Document of 2011. The properties are former care homes which have been vacant for some 3 years. To the south of the site is holiday accommodation and to the east fronting Harrow Place and Clifton Drive are residential properties. There is a rear alley between Harrow Place and Cardigan Place (to the south) which serves the properties fronting New South Promenade and properties fronting Clifton Drive.

DETAILS OF PROPOSAL

The proposal is to refurbish and extend the existing properties to create 86 flats in the form of an L shaped block which would rise from its eastern and southern sides to create a focal point at the junction of New South Promenade and Harrow Place. There would be 17 x one bed flats, 64 x two bed flats , 4 x 3 bed flats and 1 x 4 bed flat and the distribution of the flats would be as follows -

ground floor -20
first floor - 16
second floor - 17
third floor - 16
fourth floor - 16
fifth floor -1

The building would have a frontage of 34 metres to New South Promenade and 61 metres to Harrow Place. The building would have a staggered frontage to New South Promenade of between 4 to 10 metres. It would be set in front of 10 Harrow Place at ground floor level and less so on the upper floors. It would step up from the existing Crescent height of 12 metres to 18 metres at the corner and step down in an easterly direction to 16 metres adjacent the rear alley which runs between Harrow Place and Cardigan Place (for comparison the hotel proposal for part of the Crescent to the north of the Solaris Centre would be 14.6 metres high and the scheme refused at the May meeting of the Planning Committee would have had a height of between 16 metres and 19 metres). The building has been designed to produce stepped elevations to New South Promenade and Harrow Place to reflect the transition between the proposal and the existing Crescent to the south and residential properties to the east and allow for a focal point at the junction of New South Promenade and Harrow Place. Some car parking spaces would be provided on the New South Promenade frontage of the site and 16 spaces to the rear. Harrow Place would be re modelled to become a one way road with dedicated parking bays for 65 cars either side of the road. The junction of Harrow Place and New South Promenade would also be re configured. With the off street and on street car parking there would be in the region of 88 spaces for the 86 flats (the final figure will be reported in the update note). Cycle parking and bin storage would be provided to the rear of the flats.

The building would have 2 entrances from New South Promenade and would have 4 entrances from Harrow Place. The building has been designed to have a strong base, a middle and a top but would also have strong vertical features to help break up the elongated nature of the building and pick up on the fact that the existing crescent comprises a series of frontages. The top would be a mansard style to reflect the mansard roof on the existing crescent. The building would step up from the east and the south to create a strong corner feature. The elevations would be granite faced at ground floor level with render above and topped with an artificial slate to the mansard. The windows and doors would be grey and balconies would be simple glazing. A low rendered wall and planting would be provided on the frontage to the site.

The application is accompanied by a Design and Access Statement, Planning Statement, Bat Survey and Viability Assessment.

MAIN PLANNING ISSUES

The key issues relate to the principle of the development in terms of the design policies - LQ1, LQ2, LQ3 and LQ4 of the Local Plan (and CS7 of the Core Strategy) the amenity policy - BH3; and the accessibility policies - AS1 and AS2.

Key specific issues relate to:

- principle of the proposal
- nature of the accommodation
- scale and impact on residential amenity
- traffic/transportation issues

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

CONSULTATIONS

Head of Highways and Traffic Management: No comments have been received at the time of preparing this report. Any comments that are received before the Committee meeting will be reported in the update note.

United Utilities: No comments have been received at the time of preparing this report. Any comments that are received before the Committee meeting will be reported in the update note.

Blackpool International Airport: No comments have been received at the time of preparing this report. Any comments that are received before the Committee meeting will be reported in the update note.

Electricity North West Ltd: No comments have been received at the time of preparing this report. Any comments that are received before the Committee meeting will be reported in the update note.

Waste Services Manager: No comments have been received at the time of preparing this report. Any comments that are received before the Committee meeting will be reported in the update note.

Police Architectural Liaison Officer (ALO): -This application is a resubmission for an apartment scheme at New South Promenade and Harrow Place, Blackpool. The resubmitted scheme is for a reduced number of apartments to 87. I provided security recommendations for the previous scheme in April 2016. I have reassessed the recorded crimes and incidents in this policing incident location during the period 28 July 2015 to 28 July 2016. During this time period there have been a number of crimes committed in this area, including burglary, assault and criminal damage. Burglaries have occurred at both domestic and commercial premises, this highlights the importance of ensuring access is controlled into the apartment block. In order to prevent the opportunity for criminal activity at the proposed apartment scheme and to reduce demand on local policing resources I make the following security recommendations:-

Security Recommendations

Secured By Design - The scheme should be developed to Secured By Design security standards. Secured By Design is a police approved initiative that designs out the opportunity for crime at new commercial and domestic dwellings by incorporating security measures such as CCTV, intruder alarm systems and good external lighting. Further details can be found at www.securdebydesign.com or from the above office.

Physical Security - The physical security of the building and access control arrangements are crucial to prevent criminal activity. Crime in blocks of apartments is often generated by offenders gaining unauthorised entry into areas by methods such as human tailgating. All doors and windows should be tested and certificated to enhanced security standards, PAS 24/2012. Each individual apartment door set e.g. all 87 should be PAS 24/2012 fire doors fitted with a door viewer and a security bar/chain. All ground floor doors and windows should incorporate laminated glazing and windows should be fitted with restrictors.

Access Control - The main entrance to the apartments should be a door of enhanced security such as LPS 1175 or PAS 24/2012 fitted with access control arrangements for residents only. There are various types of systems such as key fob/keypad/swipe card with anti-vandal proof readers for external use e.g. the entrance for the residents. Each individual apartment should be fitted with a 13 amp non switched fused spur suitable for an intruder alarm system should residents wish to have one installed.

CCTV - The scheme should be afforded formal surveillance with a comprehensive infrared CCTV system. Coverage of the entrance lobby and stairwells is recommended as well as the car park. The car park will be used by both residents and members of the public therefore it is strongly recommended that it is well lit and covered by CCTV. The recorded images must be of evidential quality suitable for prosecution giving a clear image of suspects. The lighting system should complement the CCTV system. All external entrances including emergency exits should be illuminated with a dusk till dawn light unit as well as the car parking area and bin store.

Landscaping - Plans show a variety of planting and shrubbery proposed for the scheme in various locations. All landscaping should be kept to a low level e.g. below 1 meter high so that it does not create areas of concealment for offenders or restrict natural surveillance opportunities, particularly of ground floor windows. Further security advice can be obtained from the above office.

PUBLICITY AND REPRESENTATIONS

Press notice published: 4 August 2016

Site notice displayed: 27 July 2016

Neighbours notified: 27 July 2016

Mr B Watmough 87 CLIFTON DRIVE, BLACKPOOL, FY4 1PH (Objects)

There is certain to be an impact on this residential area and there will be a noise issue if there are to be 87 families moving into the area. The area will change because long term this will just become yet another very big HMO. With drunks sat outside waving to visitors as they pass on their way into town on their coaches, with regard to safety it will be an accident waiting to happen the way that cars speed round Crichton Place. We all know that it is not possible to park this amount of cars in the surrounding area, without creating more noise and disturbance and some of these families will have people visiting, and they will want to park nearby. If this goes ahead I will expect a rate reduction as it will no longer be residential and property values will fall.

As discussions have been taking place with local residents limited comments have been received at the time of writing this report and any comments received will be reported in the update note

NATIONAL PLANNING POLICY FRAMEWORK

Paragraph 2 requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions.

Paragraph 11 reiterates this requirement.

Paragraph 12 states that the National Planning Policy Framework does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up to date Local Plan should be approved and proposed development that conflicts should be refused unless material considerations indicated otherwise. It is highly desirable that Local Planning Authorities have an up to date plan in place.

Paragraph 14 states - at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For decision-taking this means:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as whole; or
- specific policies in this Framework indicate development should be restricted.

Paragraph 17 sets out the 12 core land-use planning principles which should underpin both plan-making and decision-taking which include to proactively drive sustainable development and secure a high standard of design and a good standard of amenity

Paragraphs 47-52 deal with the supply of housing

Paragraph 56 states that good design is a key aspect of sustainable development and is indivisible from good planning and should contribute positively to making places better for people.

Paragraph 61 states that although visual appearance and architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations

Paragraph 150 emphasises the importance of Local Plans in delivering sustainable development. It reiterates the point that planning decisions should be made in accordance with the 'Local Plan' unless material considerations indicate otherwise.

Paragraph 186 states that local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development. The relationship between decision-taking and plan-making should be seamless, translating plans into high quality development on the ground.

Paragraph 187 states that local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

Paragraph 196 states that the planning system is plan-led. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. This Framework is a material consideration in planning decisions.

Paragraph 216 of the National Planning Policy Framework allows relevant policies to be given weight in decision-taking according to the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given); the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and the degree of consistency of the relevant policies in the emerging plan to the policies in the National Planning Policy Framework.

BLACKPOOL LOCAL PLAN PART 1: CORE STRATEGY

The Blackpool Local Plan: Part 1 - Core Strategy has been adopted by the Council at the meeting of full Council on 20 January 2016. The document will be published on the Council's website in due course. In accordance with paragraph 216 of the National Planning Policy Framework significant weight can now be given to the policies of the Core Strategy. Certain policies in the Saved Blackpool Local Plan have now been superseded by policies in the Core Strategy (these are listed in the appendices to the document). Other policies in the Saved Blackpool Local Plan will remain in use until Part 2 of the new Local Plan is produced.

The policies in the Core Strategy that are most relevant to this application are -

CS1 - strategic location for development

CS2 - housing provision

CS5 - connectivity

CS7 - quality of design

CS9 - water management

CS10 - sustainable design

CS11- planning obligations

CS12- sustainable neighbourhoods

CS13 - housing mix density and standards

CS 14 - Affordable housing

None of these policies conflict with or outweigh the provisions of the saved Local Plan Policies listed below.

SAVED POLICIES: BLACKPOOL LOCAL PLAN 2001-2016

The Blackpool Local Plan was adopted in June 2006 and the majority of its policies saved by direction in June 2009. The following policies are most relevant to this application:

Policy LQ1 Lifting the Quality of Design states that new development will be expected to be of a high standard of design and to make a positive contribution to the quality of its surrounding environment.

Policy LQ2 Site Context states that the design of new development proposals will be considered in relation to the character and setting of the surrounding area. New developments in streets, spaces or areas with a consistent townscape character should respond to and enhance the existing character. These locations include locations affecting the setting of a Listed Building or should be a high quality contemporary and individual expression of design.

Policy LQ4 Building Design states that in order to lift the quality of new building design and ensure that it provides positive reference points for future proposals, new development should satisfy the following criteria:

(A) Public and Private Space - New development will need to make a clear distinction between areas of public and private landscaping utilising appropriate landscaping treatments. Residential developments will be expected to achieve a connected series of defensible spaces

throughout the development.

(B) Scale - The scale, massing and height of new buildings should be appropriate for their use and be related to:

- (i) the width and importance of the street or space
- (ii) the scale, massing and height of neighbouring buildings.

(C) Design of Facades - The detailed appearance of facades will need to create visual interest and must be appropriate to the use of the building. New buildings must have a connecting structure between ground and upper floors composed of:

- (i) a base, of human scale that addresses the street
- (ii) a middle, of definite rhythm, proportions and patterns, normally with vertical emphasis on the design and positioning of windows and other architectural elements
- (iii) a roof, which adds further interest and variety
- (iv) a depth of profile providing texture to the elevation.

(D) Materials - need to be of a high quality and durability and in a form, texture and colour that is complementary to the surrounding area.

Policy HN4 - Windfall Sites -allows for housing development on vacant, derelict or underused land subject to caveats

Policy HN5 - Conversions and sub divisions

Policy BH3 Residential and Visitor Amenity states that developments will not be permitted which would adversely affect the amenity of those occupying residential and visitor accommodation by:

- (i) the scale, design and siting of the proposed development and its effects on privacy, outlook, and levels of sunlight and daylight;
and/or
- (ii) the use of and activity associated with the proposed development;
or by
- (iii) the use of and activity associated with existing properties in the vicinity of the accommodation proposed.

Policy BH4 - Public Safety - seeks to ensure air quality is not prejudiced, noise and vibration is minimised, light pollution is minimised, contaminated land is remediated and groundwater is not polluted.

Policy BH10 - Open Space in New Housing Developments - sets out the need for open space as part of developments and where full provision is not made a commuted sum should be sought.

Policy NE6 - Protected Species - seeks to ensure that development does not adversely affect animal and plant species that are protected.

Policy AS1 General Development Requirements states that development will be permitted where the access, travel and safety needs of all affected by the development are met as follows:

- (a) convenient, safe and pleasant pedestrian access is provided
- (b) appropriate provision exists or is made for cycle access
- (c) effective alternative routes are provided where existing cycle routes or public footpaths

are to be severed (d) appropriate access and facilities for people with impaired mobility (including the visually and hearing impaired) are provided
(e) appropriate provision exists or is made for public transport
(f) safe and appropriate access to the road network is secured for all transport modes requiring access to the development
(g) appropriate traffic management measures are incorporated within the development to reduce traffic speeds; give pedestrians, people with impaired mobility and cyclists priority; and allow the efficient provision of public transport
(h) appropriate levels of car, cycle and motorcycle parking, servicing and operational space are provided, in accordance with standards set out in Appendix B.
Where the above requires the undertaking of off-site works or the provision of particular services, these must be provided before any part of the development comes into use.

Supplementary Planning Guidance Note 11: Open Space: provision for new residential development and the funding system.

New Homes from Old Places Supplementary Planning Document (and Technical Housing Standards - nationally described space standard).

Holiday Accommodation Supplementary Planning Document.

ASSESSMENT

Principle of the proposal- Although the properties are within a Resort Neighbourhood, the extent of which is identified on the Proposals Map to the 2006 Blackpool Local Plan, they are not within a Main Holiday Accommodation Area, which are identified in the Holiday Accommodation Supplementary Planning Document. The properties have been vacant for some time and as they were previously care homes there is no fundamental objection to them being replaced by residential development. Indeed Policy CS2 of the Blackpool Local Plan: Part 1 - Core Strategy recognises that part of the Council's future housing requirement will come from residential schemes on the seafront which provide a high quality residential offer. Given this is a brownfield site in a sustainable location the principle of residential development is acceptable and would be consistent with Policies CS1 and CS2 of the Blackpool Local Plan Part 1 : Core Strategy.

Nature of the accommodation - There would be 17 one bed flats, 64 two bed flats, 4 three bed flats and 1 four bed flat. In terms of Policy CS13 of the Blackpool Local Plan Part 1 : Core Strategy 80% of the flats would comprise 2 or more bedrooms (the requirement in the policy is 70%). The vast majority of the flats would meet the minimum floorspace standards set out in the Technical Housing Standards - nationally described space standard and in most cases would surpass those minimum requirements. On each floor approximately 69% of the flats would face either New South Promenade or Harrow Place. The flats facing Harrow Place and New South Promenade would contain picture windows to maximise the views and a number of properties would have balconies. There would be a small courtyard to the rear with bin storage, cycle storage and some car parking

Scale and impact on residential amenity - Members will recall that comparisons were made between the Palm Beach hotel site proposal and the Waldorf, Kimberley, Henderson hotels site proposal (99 flats) at a previous meeting of the Planning Committee and the details are reproduced here for members information –

Palm Beach hotel site proposal - the overall height would be 14.6 metres (4 storeys in height). It would be 11 metres from the rear boundary of the properties fronting Clifton Drive.

Waldorf, Kimberley, Henderson hotels site proposal (99 flats) - the bulk of the height fronting New South Promenade would be 16 metres but it would rise to 19 metres at the corner of New South Promenade and Wimbourne Place (6-7 storeys in height). There would be two rear wings to the building - one stepping down to 8 metres in height where it would be 6 metres from the rear boundary of the properties fronting Clifton Drive and the other stepping down to 12.5 metres where it would be 16 metres from the rear boundary of the properties fronting Clifton Drive. (a re-submitted application for this site has recently been received)

In this case at its southern end (New South Promenade frontage) the building would be 16 metres high (the remainder of the Crescent to the south is 12 metres high). Moving northwards it would remain at between 15 and 16 metres in height, then would step up to 18 metres in the form of the corner feature. At its eastern end (Harrow Place frontage) it would be 16 metres high and then would be between 15 and 16 metres in height and would culminate at 18 metres in the form of the corner feature. In terms of the relationship with the properties in Harrow Place and Clifton Drive it would be 16 metres in height within 6 metres of the rear boundary of the properties. The corner feature would be some 57.5 metres away from these properties. This stepping up of the building would assist in minimising the impact on the amenities of the residents whilst allowing for the creation of a feature at the corner of Harrow Place and New South Promenade. It would also assist in terms of the transition between the building and the remainder of the Crescent. This approach was employed in relation to the two proposals for the northern end and southern end of the Crescent to the north of Solaris, although in those cases the stepping up was to 11 storeys in height (09/0616 and 09/0617 refer)

The building would also step out in terms of the existing Crescent frontage and in relation to no 10 Harrow Place. In the case of the former it would project in four sections including the corner feature. This would give the building some vertical emphasis and replicate the vertical breaks in the existing Crescent. On the Harrow Place frontage the building would project at ground floor level and to a lesser extent on the upper floors (there would also be some further stepping out of the frontage as the building moves away from no 10 Harrow Place)

Policy LQ2 of the Blackpool Local Plan requires new development to be considered in relation to the character and setting of the surrounding area. The application site is part of an inter war crescent of some 4 storeys in height including the roofspace. To the east of the site is more modern detached housing. The block (New South Promenade/Harrow Place/ Clifton Drive and Abercorn Place) within which the application site sits has two differing characters. The application is seeking to respond to the Crescent character in terms of having a strong base, a middle and a top. It is a modern design which is paying homage to some elements of the Crescent - vertical breaks, mansard style roof, rendered finish and which seeks to address the transition with the remainder of the Crescent by stepping up the building and stepping the building out to give a strong feature on the corner of New South Promenade and Harrow Place. It would not slavishly adhere to the Crescent but instead it seeks to make a bold statement at the northern end of the Crescent consistent with part (B) (ii) of the policy. Policy LQ4 of the Blackpool Local Plan seeks to lift the quality of new building design. In this case the building would fulfil the requirements of part (B) in tapering down to neighbouring buildings. It would create a landmark building on a prominent corner with extensive views from all directions given the extent of the Promenade to the west and the single storey Solaris building on the site to the north. It would achieve the requirement for larger scale and height

buildings on the Promenade whilst seeking to provide an acceptable transition with the Crescent and properties to the east. It would meet the criteria in part (C) in having a defined base, middle and top and the facades would include extensive profiling to break up the mass of the building and reflect the vertical characteristics of the Crescent. Policy CS7 of the Blackpool Local Plan Part 1 : Core Strategy echoes a number of these considerations.

The eastern elevation of the building would contain some 24 windows (the previously withdrawn scheme would have had 42 windows) and the side elevation of 10 Harrow Place does contain one window and there would be the potential for overlooking garden areas. 102-106 Clifton Drive do have windows on the rear elevation and rear garden areas which could be overlooked. The proposed windows in the eastern elevation of the building (above ground floor level - 16 in total) would have obscure glazing to the bottom half of the windows and have the top half clear glazed. This would reduce the potential for overlooking without adversely affecting the amenity of the occupiers of the proposed flats. In a similar vein the eastern side of the proposed balconies on the Harrow Place elevation would be fitted with glazed privacy screens. In this way the proposal would not compromise Policy BH3 of the Blackpool Local Plan and Policy CS7 of the Blackpool Local Plan Part 1 : Core Strategy

The southern elevation of the building would have projecting and recessed elements which would limit the potential for overlooking. In addition there would be fewer windows and any views from these windows would be from an oblique angle.

The building would be due west of 10 Harrow Place and 102-106 Clifton Drive and to the north of other properties in Clifton Drive. As such it would provide some shading of the gardens from the afternoon onwards but this happens to some extent at the present given the height and length of the existing building adjacent the rear alley.

It is acknowledged that the building would project in front of 10 Harrow Place but as mentioned above the character of the block bounded by Harrow Place, Clifton Drive, Abercorn Place and New South Promenade has two different characters. The western part is defined by the north and south Crescents which are 4 storey buildings whereas the eastern part is detached houses. This proposal relates to the western part and is seeking to regenerate the site. The forward projections of the proposed building at ground floor and upper floor levels would only be visible at an oblique angle from the main windows in no 10 Harrow Place and are therefore considered acceptable (there is one window in the western gable of no 10 Harrow Place which would be affected but the projections are not as great as previously proposed).

Traffic/transportation issues - The scheme would provide car parking on a one space per flat basis and it has to be recognised that the site is located opposite the tram services and close to bus services on New South Promenade and Harrowside and within walking distance of the train stations at Squires Gate and Blackpool Pleasure Beach. On this basis it is considered that the level of car parking proposed is acceptable. Given the configuration of the site it is not possible to secure more off street car parking at the rear of the proposed development. The re-configuration of Harrow Place is considered acceptable although it is acknowledged that the cars using the 65 car parking spaces would have to turn either left or right onto the Promenade (they could not use Clifton Drive as a means of exit).

Other Issues - The proposal would generate the requirement for a commuted sum of £58,308 (17 x £516/64 x £688/4x £1032/ 1x£1376) towards the provision/upgrading of off-site public open space. The applicant has agreed to pay this and its provision would be secured by a condition. The applicant has submitted viability information with regard to the issue of a

prospective affordable housing contribution, given that Policy CS14 of the Blackpool Local Plan Part 1 : Core Strategy would ordinarily require 30% of the 86 flats to be affordable (26 in this case) and it demonstrates that the scheme cannot support such a requirement. The appraisal has been checked in respect of anticipated sales values, build costs, professional fees, finance costs, land values, profit expectation and has been found to be realistic in terms of its assumptions. The Bat Survey submitted with the application has not indicated the presence of any bats in the buildings

CONCLUSION

This proposal is seeking to regenerate some disused care homes within a bold modern building which pays homage to the Crescent to which it would be attached. At the same time it seeks to respect the setting of the building by stepping down from a focal point on the corner to the Crescent to the south and houses to the east. It is seeking to respond to the design criteria set out in Policies LQ2 and LQ4 of the Blackpool Local Plan and Policy CS7 of the Blackpool Local Plan Part 1 : Core Strategy by creating a landmark building on this prominent Promenade frontage. The proposal would also seek to balance this regeneration with protection of the amenities of the residents to the east of the site consistent with the aims of Policy BH3 of the Blackpool Local Plan and Policy CS7 of the Blackpool Local Plan Part 1 : Core Strategy. Given the shape layout of the application site it is not possible to provide a significant level of off street car parking on the site (16 spaces) and hence the applicants have approached the Council to re-configure Harrow Place to maximise the number of parking bays which could be created on the proposed one way street and to introduce more parking on the New South Promenade frontage of the site. This would mean that there would be in the region of 88 car parking spaces for the 86 flats. Discussions are taking place about the precise number and how this will be managed and controlled and officers will report further on this in the update note. The site is opposite the tram line and has the no1 bus service running down the Promenade with other bus services on Harrowside not too far distant. It is felt that the regeneration benefits of the proposal outweigh the disadvantages of not providing more than one car parking space per flat. The applicant has sought to demonstrate that the viability of the proposal would not support an affordable housing contribution but the proposal would fund off site open space improvement provision. On this basis the proposal is considered acceptable. As the publicity period does not end until 25 August 2016 if members are minded to approve the application it is recommended that the issuing of the decision is delegated to your Head of Development Management subject to no new representations being received as a result of publicising the application. The officer's recommendation is for approval of the application subject to conditions and subject to agreement being reached on the on street car parking.

LEGAL AGREEMENT AND/OR DEVELOPER FINANCIAL CONTRIBUTION

Public open space contribution of £58,308 required and to be secured by condition

HUMAN RIGHTS ACT

Under Article eight and Article one of the first protocol to the Convention on Human Rights, a person is entitled to the right to respect for private and family life, and the peaceful enjoyment of his/her property. However, these rights are qualified in that they must be set against the general interest and the protection of the rights and freedoms of other. It is not considered that the application raises any human rights issues.

CRIME AND DISORDER ACT 1998

The contents of this report have been considered in the context of the Council's general duty, in all its functions, to have regard to community safety issues as required by section 17 of the Crime and Disorder Act 1998

BACKGROUND PAPERS

Planning Application File(s) 16/0421 which can be accessed via the link below:

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

Recommended Decision: Agree in principle and delegate approval to the Head of Development Management

Conditions and Reasons

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development shall be carried out, except where modified by the conditions attached to this permission, in accordance with the planning application received by the Local Planning Authority on 8 July 2016 including the following plans:

Location Plan stamped as received on 08 July 2016

Drawings numbered

PL_012 Rev A- Proposed Site Plan
PL_013 Rev A - Ground Floor Plan
PL_014 Rev A- First Floor Plan
PL_015 Rev A- Second Floor Plan
PL_016 Rev A- Third Floor Plan
PL_017 Rev A- Fourth Floor Plan
PL_018 Rev A- Fifth Floor Plan
PL_019 Rev A- Roof Plan

PL_020 Rev A- Harrow Place Elevation
PL_021 Rev A- South Promenade Elevation
PL_023 Rev A- Section A-A
PL_022 - Section B-B
PL_027

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

3. Prior to the commencement of the development details of materials to be used on the external elevations shall be submitted to and agreed in writing by the Local Planning Authority. The approved materials shall then be used as part of the development.

Reason: In the interests of the appearance of the locality, in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy and Policy LQ4 of the Blackpool Local Plan 2001-2016.

4. Prior to the commencement of the development details of the surfacing materials to be used in the construction of the development shall be submitted to and agreed in writing by the Local Planning Authority. The approved materials shall then be used as part of the development.

Reason: In the interests of the appearance of the locality, in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy and Policy LQ1 of the Blackpool Local Plan 2001-2016

5. The roof of the building (other than where the approved plan shows a roof terrace) shall not be used for any other purpose other than as a means of escape in emergency or for maintenance of the building.

Reason: To safeguard the amenities of the adjoining premises, to safeguard the visual amenities of the area in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy and Policy LQ14 and BH3 of the Blackpool Local Plan 2001-2016.

6. The development authorised by this permission shall not begin until the Local Planning Authority has approved a scheme to secure the provision of or improvements to off-site open space together with a mechanism for delivery, in accordance with Policy BH10 of the Blackpool Local Plan 2011-2016 and Supplementary Planning Guidance Note 11 "Open Space Provision for New Residential Development"(SPG11).

Reason: To ensure sufficient provision of or to provide sufficient improvements to open space to serve the dwellings in accordance with Policy BH10 of the Blackpool Local Plan 2011-2016 and Supplementary Planning Guidance Note 11 "Open Space Provision for New Residential Development"(SPG11).

NOTE – The development is of a scale to warrant a contribution of £58,308 towards the provision of or improvement to off site open space and management

of the open space provision, in accordance with Policy BH10 of the Blackpool Local Plan 2001-2016 and SPG 11 . The Applicant(s) should contact the Council to arrange payment of the contribution.

7. Prior to the development hereby approved being first brought into use the car parking provision shown on the approved plans shall be provided and shall thereafter be retained.

Reason: In the interests of the appearance of the locality and highway safety, in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy and Policies LQ1 and AS1 of the Blackpool Local Plan 2001-2016.

8. Prior to the development hereby approved being first brought into use the refuse storage provision shown on the approved plans shall be provided and shall thereafter be retained.

Reason: In the interests of the appearance of the locality and the residential amenity of occupants and neighbours, in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy and Policies LQ1 and BH3 of the Blackpool Local Plan 2001-2016.

9. Prior to the development hereby approved being first brought into use the secure cycle storage provision shown on the approved plans shall be provided and shall thereafter be retained.

Reason: To enable access to and from the property by sustainable transport mode, in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy and Policy AS1 of the Blackpool Local Plan 2001-2016.

10. 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 within the site during the construction period
- arrangements during the construction period to minimise the deposit of mud and other similar debris on the adjacent highways
- the routing of construction traffic.

The construction of the development shall then proceed in 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 Policy CS7

of the Blackpool Local Plan Part 1: Core Strategy and Policies LQ1 and BH3 of the Blackpool Local Plan 2001-2016.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) no change of use from Use Class C3 (the subject of this permission) to Use Class C4 shall take place without the written approval of the Local Planning Authority.

Reason: To safeguard the living conditions of the occupants of nearby residential premises and to prevent the further establishment of Houses in Multiple Occupation which would further increase the stock of poor quality accommodation in the town and further undermine the aim of creating balanced and healthy communities, in accordance with Policies CS12 and 13 of the Blackpool Local Plan Part 1: Core Strategy and Policies BH3 and HN5 of the Blackpool Local Plan 2001-2016.

12. Before any of the approved flats are first occupied details of the boundary treatment to New South Promenade, Harrow Place and the back alley between Harrow Place and Cardigan Place shall be submitted to and agreed in writing by the Local Planning Authority. The agreed boundary treatment shall then be erected and shall thereafter be retained.

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

13. No development approved by this permission shall be commenced until details of the finished floor levels of the proposed building and any alterations to existing land levels have been submitted to and approved in writing by the Local Planning Authority. The development shall then be constructed in accordance with the approved levels unless otherwise approved in writing by the Local Planning Authority.

Reason: To safeguard the character and appearance of the area in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy and Policies LQ1, LQ2, LQ4 and BH3 of the Blackpool Local Plan 2001-2016.

14. Foul and surface water shall be drained on separate systems. Prior to the commencement of any development, a surface water drainage scheme and means of disposal, based on sustainable drainage principles with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion) shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be restricted to existing runoff rates and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly. The development shall be completed, maintained and managed in accordance with the approved details.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with paragraphs 103 and 109 of the National Planning Policy Framework, Policy CS9 of the Blackpool Local Plan Part 1: Core Strategy and Policy BH4 of the Blackpool Local Plan 2001-2016

15. Part of each of the windows in the eastern elevation of the building facing the rear boundaries of properties fronting Clifton Drive shall be at all times obscure glazed and fixed permanently closed in accordance with the details shown on the approved plans.

Reason: To safeguard the living conditions of the occupants of the neighbouring premises, in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy and Policies BH3 and LQ4 of the Blackpool Local Plan 2001-2016.

16. All windows to the elevations of the building shall be recessed behind the plane of the elevation in accordance with details to be submitted to and approved by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: In the interests of the appearance of the locality, in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy and Policy LQ4 of the Blackpool Local Plan 2001-2016.

17. Before the development is commenced a lighting/security scheme for the car parking area/ bin storage area/cycle storage area and courtyard area at the rear of the building shall be submitted to and approved by the Local Planning Authority. The approved scheme shall then be implemented as part of the development and shall be retained as such.

Reason: To safeguard the living conditions of the occupants of the flats and the occupiers of neighbouring premises, in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy and Policies BH3 and LQ4 of the Blackpool Local Plan 2001-2016.

18. The two balconies at the eastern end of the proposed development serving first floor and second floor flats adjacent the boundary with the rear alley shall be fitted with privacy screens the details of which shall be submitted to and approved by the Local Planning Authority prior to the commencement of development. The screens shall then be provided as part of the development and shall thereafter be retained.

Reason: To safeguard the living conditions of the occupants of the neighbouring premises, in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy and Policies BH3 and LQ4 of the Blackpool Local Plan 2001-2016.

Advice Notes to Developer

1. Please note this approval relates specifically to the details indicated on the approved plans and documents, and to the requirement to satisfy all conditions of the approval. Any variation from this approval needs to be agreed in writing by the Local Planning Authority prior to works commencing and may require the submission of a revised application. Any works carried out without such written agreement or approval would render the development as unauthorised and liable to legal proceedings.
2. The grant of planning permission will require the developer to enter into an appropriate Legal Agreement with Blackpool Borough Council acting as Highway Authority. The Highway Authority may also wish to implement their right to design all works within the highway relating to this proposal. The applicant is advised to contact the Council's Built Environment Department, Layton Depot, Depot Road, Blackpool, FY3 7HW (Tel 01253 477477) in the first instance to ascertain the details of such an agreement and the information provided.

