

Report to:	PLANNING COMMITTEE
Relevant Officer:	Gary Johnston, Head of Development Management
Date of Meeting	17 January 2017

PLANNING/ENFORCEMENT APPEALS DETERMINED/ LODGED

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.

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

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

3.3 Other alternative options to be considered:

3.4 None, the report is for information only.

4.0 Council Priority:

4.1 The relevant Council Priority is 'The Economy: maximising growth and opportunity across Blackpool'

5.0 Background Information

5.1 Planning/Enforcement Appeals Determined

5.2 338 Midgeland Road, Blackpool FY4 5HZ (16/0251)

5.2.1 An appeal by Mr and Mrs Wells against the decision of the Council to refuse planning permission for the erection of a single storey detached building, with formation of decking areas, for use as ancillary accommodation (granny annex) to existing private dwelling house following demolition of existing detached store and workshop.

APPEAL ALLOWED

5.2.2 A copy of the Inspector's decision dated 10 November 2016 is attached as Appendix 3a.

5.2.3 The main issues are whether the development would comprise a new self-contained dwelling in the countryside area and the effect of the development on the living conditions of both future occupiers of the proposed accommodation and the occupiers of the main house.

5.2.4 The Inspector concluded that the accommodation would not form a self-contained dwelling and would have no impact on the living conditions of the occupiers of either the proposed accommodation or the occupiers of the main house.

5.3 11 Talbot Road (former Rumours club), Blackpool, FY1 1LB (16/0353)

5.3.1 An appeal by Mr Nordwind against the decision of the Council to refuse advertisement consent for a high level LED screen on the front elevation of the building. **APPEAL ALLOWED**

5.3.2 A copy of the Inspector's decision dated 1 December 2016 is attached as Appendix 3b.

5.3.3 The main issues are whether the large LED screen would have an adverse impact on the host building and the Town Centre Conservation Area.

5.3.4 The Inspector concluded that the LED screen would preserve the character and appearance of the host property, the surrounding Town Centre Conservation Area and the setting of the nearby Listed Buildings.

5.4 Synagogue, Leamington Road, Blackpool, FY1 4HD (13/0734 and 13/0736)

5.4.1 An appeal by Mr Thompson against the decision of the Council to refuse planning permission and listed building consent for external alterations including replacement

windows and erection of part two-storey, part single-storey rear extension, second floor rear extension including enclosed roof garden following part-demolition of existing single-storey corridor extension, and use of part-ground floor, part- first floor and second floor as altered as five self-contained permanent flats with associated basement cycle storage, rear bin store, landscaping, car parking and boundary treatment. **APPEAL ALLOWED**

5.4.2 A copy of the Inspector's decision dated 29 November 2016 is attached as Appendix 3c.

5.4.3 The main issues are whether the proposal would preserve the special architectural and historical interest of the Grade II listed building and whether the proposal would preserve or enhance the character and appearance of the Raikes Hall Conservation Area; whether the proposal would harmfully intensify the existing over concentration of flat accommodation in the Defined Inner Area of Blackpool and whether future residents of the proposal would experience acceptable living conditions, with particular regard to outlook and sunlight.

5.4.4 The Inspector concluded that whilst the proposal would cause some harm to the special architectural and historical interest of the Grade II listed building, such harm would be outweighed by the public benefits of the scheme. Furthermore, whilst the proposal would intensify the existing local over concentration of flat accommodation, such intensification would not be harmful in this instance and with the imposition of conditions the proposal would not have an adverse effect on the living conditions of the future residents of the flats.

5.5 Planning/Enforcement Appeals Lodged

5.9 List of Appendices:

5.9.1 Appendix 3a - A copy of the Inspector's decision dated 10 November 2016

Appendix 3b - A copy of the Inspector's decision dated 1 December 2016

Appendix 3c - A copy of the Inspector's decision dated 29 November 2016

6.0 Legal considerations:

6.1 None

7.0 Human Resources considerations:

7.1 None

8.0 Equalities considerations:

8.1 None

9.0 Financial considerations:

9.1 None

10.0 Risk management considerations:

10.1 None

11.0 Ethical considerations:

11.1 None

12.0 Internal/ External Consultation undertaken:

12.1 None

13.0 Background papers:

13.1 None