

Application Number: 13/0734 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 at Blackpool United Hebrew Synagogue, Leamington Road.

Decision: Refuse

Reasons:

1. The proposed extensions and alterations would be detrimental to the significance of the Listed Building and would compromise the future optimum viable use of the synagogue as a community asset. The proposal fails to demonstrate that there would be appropriate repair, restoration and maintenance programme for the building which would constitute enabling works which may overcome other Policy issues and hence the proposal is contrary to Policies BH21, LQ1, LQ2, LQ9 and LQ14 of the Blackpool Local Plan 2001-2016.

2. The proposal would further intensify the over-concentration of flat accommodation in the Defined Inner Area, which would conflict with wider efforts for the comprehensive improvement of the neighbourhood as a balanced and healthy community. As such, the proposal would be contrary to Policies HN5 and HN6 of the Blackpool Local Plan 2001-2016.

3. The proposal would result in an unacceptable standard of residential accommodation by virtue of poor outlook and low levels of sunlight and would therefore be significantly detrimental to the residential amenities of future occupiers of the flat accommodation. As such it would be contrary to Policies LQ14, HN5 and BH3 of the Blackpool Local Plan 2001-2016 (and the Council's approved Supplementary Planning Document - New Homes from Old Places).

4. The proposal would result in the significant loss of floorspace of this community facility and the applicant has failed to demonstrate that there is no longer a need for this floorspace or its alternative use to meet other community needs and the proposal would therefore be contrary to Policy BH21 of the Blackpool Local Plan 2001-2016.

5. ARTICLE 31 STATEMENT (NATIONAL PLANNING POLICY FRAMEWORK para 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 which conflict with the National Planning Policy Framework and policies of the Blackpool Local Plan 2001-2016 which justify refusal.

Application Number: 13/0736 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 (Application for Listed Building Consent) at Blackpool United Hebrew Synagogue, Leamington Road.

Decision: Refuse

Reasons:

1. The proposed extensions and alterations would be detrimental to the significance of the Listed Building and would compromise the future optimum viable use of the synagogue as a community asset. The proposal fails to demonstrate that there would be appropriate repair, restoration and maintenance programme for the building which would constitute enabling works which may overcome other Policy issues and hence the proposal is contrary to Policies BH21, LQ1, LQ2, LQ9 and LQ14 of the Blackpool Local Plan 2001-2016.

2. ARTICLE 31 STATEMENT (NATIONAL PLANNING POLICY FRAMEWORK para 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 which conflict with the National Planning Policy Framework and policies of the Blackpool Local Plan 2001-2016 which justify refusal.

Application Number: 14/0275 External alterations including removal of shop frontage, re-instatement of bay windows to front elevation and use of premises as altered as a place of worship (Mosque) and community/education centre, with two ancillary self-contained flats at first floor level and associated parking to the rear, following demolition of existing rear outbuildings at 187-197 Waterloo Road.

Decision: Refuse

Reasons:

1. The uses proposed would generate a demand for car parking which could not be met by provision within the application site and, as such, this would lead to additional on street car parking in the area which would be detrimental to highway and pedestrian safety. Notwithstanding the accessibility of the parking proposed to the rear, use of this provision early in the morning or late at night would have the potential to cause noise nuisance to nearby residential neighbours. As such the proposal would be contrary to Policies AS1 and BH3 of the Blackpool Local Plan 2001-2016.

2. ARTICLE 31 STATEMENT (NATIONAL PLANNING POLICY FRAMEWORK para 187)

Wherever possible, the Local Planning Authority seeks to work proactively with applicants to secure sustainable development that would improve the economic, social and environmental conditions of Blackpool. However, it is considered that the current proposal would be sufficiently detrimental to highway safety and residential amenity as to conflict with paragraph 14 of the National Planning Policy Framework and Policies AS1 and BH3 of the Blackpool Local Plan 2001-2016 and thereby justify refusal. It is considered that these issues cannot be overcome through negotiation.

Application Number: 14/0281 External alterations including new windows and entrance doors to front elevation and new fire doors to front and rear elevations, and use of premises as altered as a gymnasium within Use Class D2 with associated car parking and bin storage at 20 Sanderson Way.

Decision: Refuse

Reasons:

1. The proposal would result in the loss of safeguarded employment land to a non-employment use which would be contrary to the National Planning Policy Framework and Policy DE1 of the Blackpool Local Plan 2001-2016. It would have a detrimental impact on Blackpool's future employment land supply and the proposed redevelopment does not constitute enabling development to satisfy Policy CS3 of the emerging Core Strategy. Furthermore, Blackpool's employment land constraints are acknowledged in the emerging Fylde Core Strategy, which proposes around 15 hectares of employment land in Fylde to help meet Blackpool's future requirement. To allow the release of existing employment land contrary to policy would potentially compromise this joint approach to meeting Blackpool's employment land needs.

2. The proposed development would introduce a large leisure (Use Class D2) use outside the town centre or an edge of town centre location where there are considered to be sequentially more preferable site(s) for such development and hence if approved the proposal would undermine the Council's regeneration objectives for the resort and set a precedent making it difficult for the Council to resist future applications for other out of town centre leisure proposals elsewhere in the Borough. Without an adequate demonstration of need and a limited sequential test, the proposal is contrary to Policy BH12 of the Blackpool Local Plan 2001-2016 and the National Planning Policy Framework (Core planning principle 2 'Ensuring the vitality of town centres').

3. ARTICLE 31 STATEMENT (NATIONAL PLANNING POLICY FRAMEWORK para 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 - which justify refusal and which cannot be overcome by negotiation.

Application Number: 14/0305 Erection of a five storey building with a raised rotunda at the northern end of the site to provide a bar, restaurant and cafe at ground floor level with hotel accommodation above comprising 124 en-suite bedrooms accessed through a ground floor reception, with associated car parking and servicing arrangements, following demolition of the existing buildings (Outline proposal) (resubmission of planning application 13/0374) at 115-123 Promenade.

Decision: Defer

Application Number: 14/0366 Erection of two storey side extension following demolition of attached garage at 24 Lodge Court.

Decision: Grant Permission

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 external brickwork and roof tiles to be used on the extension hereby approved shall be the same colour, texture and design as those on the existing dwelling, unless otherwise agreed in writing by the Council as Local Planning Authority before the development commences.

Reason: In the interests of appearance of the locality, in accordance with Policies LQ1 and LQ14 of the Blackpool Local Plan 2001 – 2016.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) the garage shall not be used for any purpose which would preclude its use for the parking of a motor car.

Reason: In the opinion of the Local Planning Authority the retention of parking space within the site is of importance in safeguarding the appearance of the locality and highway safety, in accordance with Policies AS1 and LQ1 of the Blackpool Local Plan 2001-2016.

Application Number: 14/0374 Formation of a new hardstanding at Walkers Hill Farm, 34 Midgeland Road.

Decision: Grant Permission

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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

2. Before the installation of the hard-surfacing hereby approved is commenced, the drainage system shown on the drawing labelled "Appendix 1 Land Drainage" and stamped as received by the Council on 17 JUL 2014 shall be provided and shall thereafter be retained.

Reason: In order to ensure that surface water run-off does not cause localised flooding on the public highway or damage the materials of or structural integrity of the Listed Building in accordance with Policies LQ9 and NE10 of the Blackpool Local Plan 2001-2016.

3. The paving flags to be used shall be autumn brown coloured riven sandstone with hand-dressed edges as per the sample provided to the Council on 17th July 2014 from North West Reclamation (Fence) Ltd of Clitheroe, unless otherwise first submitted to and agreed in writing by the Local Planning Authority before development is commenced.

Reason: In the interests of the appearance of the site in accordance with Policies LQ1 and LQ9 of the Blackpool Local Plan 2001-2016.

Application Number: 14/0375 Erection of two, three-storey side extensions, a three-storey rear extension, two front dormers and use of premises as altered as eight permanent self contained flats and erection of two semi detached bungalows with eight private garages and associated parking, bin store, access and landscaping at 119 Newton Drive.

Decision: Refuse

Reasons:

1. The proposed side extensions and extensions to the front roof plane would be overly dominant, out of character within the streetscene and in relation to the original property. As such they would be significantly detrimental to the character and appearance of the property and the area due to their scale, height, design, lack of resulting space either side of the building and proximity to the main front elevation of the property. Given the prominent location of the property the extensions as proposed would be contrary to Policies LQ1, LQ2, LQ4 and LQ14 of the Blackpool Local Plan 2001-2016.
2. The proposed bungalows at the rear of the site would constitute unsatisfactory back land development with poor levels of residential amenity in terms of lack of a street frontage, poor outlook, inadequate access, inadequate refuse storage/collection provision and privacy and would appear cramped and hemmed in within the site. As such the proposed bungalows would be contrary to Policies LQ1, LQ2, LQ3 and BH3 of the Blackpool Local Plan 2001-2016.
3. The means of access to the proposed development would be significantly detrimental to highway safety by virtue of the narrow width of the private access road which would prohibit two way traffic (which in turn would result in vehicles reversing significant distances), the lack of safe and convenient pedestrian access and street lighting and the lack of cycle storage provision. As such the proposed development would be contrary to Policy AS1 of the Blackpool Local Plan 2001- 2016.
4. The proposed eastern side extension would have a significantly detrimental impact on the residential amenities of the adjoining occupants at Regency Court by virtue of its size, scale and close proximity to the common boundary, resulting in an overbearing impact, visual intrusion and loss of natural light. As such the eastern side extension would be contrary to Policies LQ14 and BH3 of the Blackpool Local Plan 2001-2016.

5. ARTICLE 31 STATEMENT (NATIONAL PLANNING POLICY FRAMEWORK para 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 which conflict with the National Planning Policy Framework and policies of the Blackpool Local Plan 2001-2016 which justify refusal and which cannot be overcome by negotiation.

Application Number: 14/0460 Erection of two single storey extensions to front elevation to enlarge the existing staff-room and media suite and provide additional office space and a first aid room with associated landscaping works at Baines Endowed C of E School, Penrose Avenue.

Decision: Grant Permission

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. Details of the bricks, window frames, door frames and stonework to be used on the external elevations shall be submitted to and agreed in writing by the Local Planning Authority prior to the development being commenced.

Reason: In the interests of the appearance of the locality, in accordance with Policy LQ14 of the Blackpool Local Plan 2001-2016.

3. Notwithstanding the details shown on the approved plan, the fenestration and doorways proposed in the front elevations of the extensions hereby approved shall be set back from the frontage of those elevations by no less than the width of one of the bricks approved pursuant to condition two attached to this permission.

Reason: In order to provide visual depth and interest in the interests of the appearance of the development in accordance with Policies LQ1 and LQ14 of the Blackpool Local Plan 2001-2016.

4. Details of the rainwater goods and the means of draining water from the roof the main building and the extensions hereby approved shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development. The approved rainwater goods and means of drainage shall then be provided as part of the development and shall thereafter be retained.

Reason: In order to prevent rainwater ingress into the historic main school building and in the interests of the appearance of the development in accordance with Policies LQ1 and LQ14 of the Blackpool Local Plan 2001-2016.

5. a) Notwithstanding the information shown on the approved plan, no development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details shall include any proposed changes to existing ground levels, means of enclosure and boundary treatment, areas of soft landscaping, hard surfaced areas and materials, planting plans specifications and schedules (including plant size, species and number/ densities), existing landscaping to be retained, and shall show how account has been taken of any underground services. These details shall also demonstrate that the overall biodiversity value of the site would be maintained following the removal of the existing trees along the frontage of the site.

b) The landscaping works shall be carried out in accordance with the approved details within the first planting season following completion of the development hereby approved or in accordance with a programme agreed in writing by the Local Planning Authority (whichever is sooner.)

c) Any trees or shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die, or become severely damaged or seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure 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 with regards to Policy LQ6 of the Blackpool Local Plan 2001-2016.

Application Number: 14/0465 External alterations include two new doors to rear and provision of eight car parking spaces to rear and use of ground floor as altered as retail unit (Use Class A1) at Layton Institute, Westcliffe Drive.

Decision: Refuse

Reasons:

1. The proposed development would result in the loss of a community facility and the applicant has failed to demonstrate that there is no longer a need for the facility or that the Layton Institute building and bowling green could not be adapted to provide an alternative community need or that replacement facilities would be provided elsewhere. The proposed development would set a precedent for similar development and uses of other clubs which would be difficult for the Local Planning Authority to resist in principle. As such, the proposals are considered to be contrary to Policies LQ1 and BH21 of the Blackpool Local Plan 2001-2016 and Part 8 of the National Planning Policy Framework.

2. The proposed development would have a significantly detrimental impact on the residential amenities of existing occupiers on Granby Avenue and the future occupiers of the proposed residential properties by virtue of increased activity around the site including more frequent deliveries and general vehicle movements to the rear of the building, two bin stores, associated refrigeration and air conditioning units and extending the hours that the building is in use to include early morning opening times as well as late night closing times. This would result in a significant increase in noise and disturbance. As such the proposals are contrary to Policies AS1, LQ1, LQ3, BH3 and BH4 of the Blackpool Local Plan 2001-2016.

3. The means of access to the proposed development would be significantly detrimental to highway safety by virtue of inadequate width at the junction with Granby Avenue (which would lead to vehicle conflict and congestion) and inadequate visibility (sightlines) due to vehicles parked on-street. Furthermore, the proposals do not provide any cycle parking and hence they would be contrary to Policy AS1 of the Blackpool Local Plan 2001 - 2016.

4. The proposals are for an out of centre retail unit which would be contrary to Policies BH12, BH13 and BH16 of the Blackpool Local Plan 2001-2016. These policies seek to direct appropriate retail development to suitable sites within the existing town centre or other existing shopping frontages.

5. The applicant has failed to demonstrate that the consolidated first floor social club use proposed would be accessible to all users, including those with impaired mobility and would therefore be contrary to Policy AS1 of the Blackpool Local Plan 2001 - 2016.

6. ARTICLE 31 STATEMENT (NATIONAL PLANNING POLICY FRAMEWORK para 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 which conflict with the National Planning Policy Framework and policies of the Blackpool Local Plan 2001-2016 which justify refusal and which cannot be overcome by negotiation.

Application Number: 14/0467 Erection of five two-storey dwellinghouses with associated car parking and access from Granby Avenue at Layton Institute, Westcliffe Drive.

Decision: Refuse

Reasons:

1. The proposed development would result in the loss of a community facility and the applicant has failed to demonstrate that there is no longer a need for the facility or that the bowling green could not be adapted to provide an alternative community need or replacement facilities would be provided elsewhere and would set a precedent for similar development on other privately owned bowling greens which would be difficult for the Local Planning Authority to resist in principle. As such the proposed development would be contrary to Policies LQ1 and BH21 of the Blackpool Local Plan 2001-2016 and Part 8 of the National Planning Policy Framework.

2. The loss of the bowling green would have a detrimental impact on the group value and appearance of the Layton Institute and its architectural and historic value to the local area which currently contributes significantly to the townscape in providing a focal point of local, social and visual interest and significance. The proposal is therefore contrary to Policies LQ1, LQ2, LQ3 and LQ4 of the Blackpool Local Plan 2001-2016 and Part 12 of the National Planning Policy Framework.

3. The proposed development would have a significantly detrimental impact on the residential amenities of the future occupiers of the proposed development by virtue of the density of development and its close proximity to the boundary and rear elevation of the Layton Institute and trees along the boundary with the cemetery. As such it would be an over development of the site, resulting in an overbearing impact, noise/smoke nuisance, poor outlook, overlooking, loss of privacy, increased vehicle movements and creating vehicle and pedestrian conflicts within the site. As such the proposal is contrary to Policies AS1, LQ1, LQ3, BH3 and BH4 of the Blackpool Local Plan 2001-2016.

4. The proposal fails to provide convenient and accessible refuse storage facilities and would require future occupants to move refuse bins excessive distances to the nearest collection point on Granby Avenue. The proposal is therefore contrary to Policies AS1, LQ1 and BH3 of the Blackpool Local Plan 2001-2016.

5. The proposed house at the rear of the site (annotated as Unit 5 on the submitted plans) would constitute unsatisfactory back land development with poor levels of residential amenity in terms of natural light, outlook and privacy and would appear cramped and hemmed in within the site given the close proximity of the proposed dwelling to the three side boundaries and lack of space around the building. It would therefore be contrary to Policies LQ1, LQ2, LQ3 and BH3 of the Blackpool Local Plan 2001-2016.

6. ARTICLE 31 STATEMENT (NATIONAL PLANNING POLICY FRAMEWORK para 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 - which justify refusal and which cannot be overcome by negotiation.

Application Number: 14/0514 Retention of partially covered timber decking area to front elevation with glazed windbreaks and disabled access ramp and retention of first floor level balcony to front at 343-347 Promenade.

Decision: Defer