

**7 Application Number 18/0331 - St Kentigerns RC Primary School, Newton Drive, Blackpool**

Erection of decking and external play area to first floor level enclosed by 3 metre high fencing with staircase enclosure.

**Decision:** Grant

**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 including the following plans:

Location plan received by the Council on 17/05/2018; drawing no.s 118-02 Rev A, 118-06 Rev A, 118-07, 118-08 and 118-10.

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

3. The use of the playdeck shall not operate outside the hours of:

10.40 am - 11.00 am

12.00 noon - 12.20 pm

12.50 pm - 1.10 pm

Mondays to Fridays and not at all on Saturdays or Sundays.

Reason: To safeguard the living conditions of the occupants of nearby residential premises, in accordance with Policy BH3 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

4. Before the playdeck is first used details of the 2 metres high green acoustic barrier to the rear and side boundaries of the playdeck shall be submitted to and approved by the Local Planning Authority. The green acoustic barrier shall be provided before the playdeck is first used and shall thereafter be retained.

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

Reason: In the interests of the appearance of the locality, in accordance with Policy LQ1 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and to safeguard the living conditions of the occupants of nearby residential premises, in accordance with Policy BH3 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

5. Within six months from the date of this permission, obscure film shall be fitted to the three rooflights in the building immediately to the west of the playdeck, such that occupants of the room behind cannot look out, and the film shall thereafter be retained.

Reason: To safeguard the living conditions of the occupants of nearby residential premises, in accordance with Policy BH3 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

6. 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
- privacy arrangements for the residents of Bryan Road whilst the playdeck is being constructed

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 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.

7. Notwithstanding the description of the development prior to being erected the height, type and colour of the fencing around the perimeter of the playdeck shall be submitted to and approved by the Local Planning Authority. The approved fencing shall be erected before the playdeck is first brought into use and it shall be retained at the approved height.

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.

### **8 Application Number 18/0410 - Land adjacent to 71 Moss House Road, Blackpool**

Outline application for the erection of 14 detached dwelling houses with access from Moss House Road.

**Decision:** Grant

#### **Conditions and Reasons:**

1. i. Approval of the following details (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority:
  - Appearance
  - Landscaping
- ii. Applications for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission and the development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason i and ii: This is an outline planning permission and these conditions are required to be imposed pursuant to Section 92 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:

Proposed site plan ref. 173-02 Rev A

Proposed streetscene drawing ref. 173-03 Rev A

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

3. 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 £16,856 towards the provision of or improvement to offsite open space and management of the open space provision, in accordance with Policy BH10 of the Blackpool Local Plan 2001-2016 and SPG11 . The Applicant(s) should contact the Council to arrange payment of the contribution.

4. Prior to or concurrent with the submission of a reserved matters application, details of the internal layouts of the properties hereby approved shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: Although this application seeks to agree the matter of layout, these details have not been submitted as part of this application. These details are required in order to ensure that the properties proposed offer an acceptable standard of residential amenity for future occupants in accordance with the provisions of 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.

5. No development shall be commenced until a detailed scheme of highway works has been submitted to and agreed in writing by the Local Planning Authority. For the purpose of this condition, this scheme of highway works shall include the following:

- provision of a site access including adequate visibility splay
- widening of Moss House Road
- provision of public footpath across the frontage of the site to join into those existing
- provision or relocation of streetlighting columns
- provision of any necessary highway marking
- full details of the sub-surface construction and surfacing of the access and internal estate road (including demonstration that the road structure and surface would be adequate to support the loading of a refuse wagon or fire appliance).

Reason: In the interests of highway safety in accordance with Policy AS1 of the Blackpool Local Plan 2001-2016.

6. (a) No works shall commence on site until the site access agreed pursuant to condition 5 attached to this permission has been provided up to base course level in full accordance with the agreed details;

(b) No construction works on the houses or garages hereby approved shall commence until the internal estate road agreed pursuant to condition 5 attached to this permission has been provided up to base course level in full accordance with the

agreed details;

(c) No property hereby approved shall be occupied until the access and estate road agreed pursuant to condition 5 attached to this permission has been finished in full and in full accordance with the agreed details.

Reason: In the interests of the amenities of residents and in order to ensure that safe and satisfactory access exists to the properties during the lifetime of the development in accordance with the provisions of Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies BH3 and AS1 of the Blackpool Local Plan 2001-2016.

7. No property hereby approved shall be occupied until a plan for the lifetime management and maintenance of the estate road has been submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be operated in accordance with this agreed plan at all times when any of the properties hereby approved are occupied. For the purpose of this condition, as the estate road is not to be adopted by the Council as Local Highway Authority, it is recommended that a designated management company be established.

Reason: In the interests of the amenities of residents and in order to ensure that safe and satisfactory access exists to the properties during the lifetime of the development in accordance with the provisions of Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies BH3 and AS1 of the Blackpool Local Plan 2001-2016.

8. 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
  - measures to avoid contamination of any ground or surface water bodies
  - measures to encourage appropriate 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 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.

9. Foul and surface water shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution in accordance with Policy CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

10. (a) Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority.

(b) The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. No surface water shall discharge to the public sewer system either directly or indirectly. For the purpose of this condition the drainage scheme shall include the following:

- (i) Details of flood levels in AOD;
- (ii) Site investigation and test results to confirm infiltrations rates;
- (iii) A demonstration that the surface water run-off would not exceed the existing greenfield rate including provision of temporary storage facilities and methods to delay and control discharge rates as required;
- (iii) Measures to safeguard water quality;
- (iv) Flood water exceedance routes, both on and off site;
- (v) A demonstration that allowance has been made for climate change

(c) The scheme shall be implemented in full and in full accordance with the approved details before any part of the properties hereby approved are first occupied.

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.

11. Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and

Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development in accordance with Policy CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

12. (a) Prior to the commencement of development, a desk top study into the potential for land contamination on the site shall be submitted to and agreed in writing by the Local Planning Authority.

(b) In the event that potential for land contamination is identified through the desktop study required pursuant to section (a) of this condition, a scheme of site investigation shall be submitted to and agreed in writing by the Local Planning Authority, this agreed scheme shall be carried out in full accordance with the approved details, and a report of the findings shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of any development on site.

(c) In the event that remediation works are identified as being necessary through site investigation report required pursuant to section (b) of this condition, a scheme of remediation shall be submitted to and agreed in writing by the Local Planning Authority, this agreed scheme shall be carried out in full accordance with the approved details, and a validation report verifying the remediation shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of any development on site.

Reason: In order to safeguard future occupants of the site from potential land contamination in accordance with the provisions of paragraph 178 of the NPPF and Policy BH4 of the Blackpool Local Plan 2001-2016.

13. No trees shall be felled or vegetation cleared during the main bird nesting season (March to July inclusive) unless the absence of nesting birds has first been established by a suitably qualified and experienced ecologist and agreed in writing by the Local Planning Authority.

Reason: In the interests of safeguarding biodiversity in accordance with the provisions of paragraph 175 of the NPPF and and Policy CS6 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

14. Prior to or concurrent with the submission of a reserved matters application the following shall be submitted to and agreed in writing by the Local Planning Authority;

- (a) a tree protection plan showing those trees and hedgerows to be retained on site and measures to protect those trees and hedgerows during site preparation and construction;
- (b) a scheme of ecological enhancement to include:
  - (i) provision of bat and bird boxes;
  - (ii) provision for small mammal movement across the site;
  - (iii) a landscaping scheme to include the retention of existing vegetation where

possible and bolstering of trees and hedgerows with native species.

Reason: Although landscaping is reserved as a matter for later consideration, the impact of the proposal on biodiversity must be considered at this stage. The measures required above are necessary in order to safeguard and enhance biodiversity on the site in accordance with the provisions of paragraph 175 of the NPPF and Policies NE6 and NE7 of the Blackpool Local Plan 2001-2016.

15. (a) No unit hereby approved shall be occupied until a scheme for the provision of street lighting has been submitted to and agreed in writing by the Local Planning Authority. This scheme shall include:

- the positions of the lighting columns
- details of the appearance of the lighting columns including width and height
- technical specification of the lamp/light source
- lux plan to show areas of light spill from each column to demonstrate degree of light coverage across the site

(b) No unit hereby approved shall be occupied until the scheme agreed pursuant to part (a) of this condition has been implemented in full and in full accordance with the agreed details. This agreed scheme shall thereafter be retained and maintained as such.

Reason: In the interests of the appearance of the site, highway safety and the safety and security of residents in accordance with the provisions of the NPPF, Policy CS7 of the Core Strategy 2012-2027, and Policies LQ1, BH3 and AS1 of the Local Plan 2001-2016.

16. Notwithstanding the definition of development set out in the Town and Country Planning Act (1990) as amended and/or the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order):

- no enlargement of the houses hereby permitted shall be carried out without the prior written approval of the Local Planning Authority;
- the garages hereby approved shall be available for use for the storage of private cars ancillary to the main occupation of the house to which they relate at all times.

Reason: To safeguard the living conditions of the occupants of nearby residential properties and to ensure that adequate parking provision exists to meet the needs of residents in the interests of highway safety and public amenity, in accordance with Policies BH3 and AS1 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

17. 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 BH3 and HN5 of the Blackpool Local Plan 2001-2016 and Policies CS7, CS12 and CS13 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

18. The housing mix to be provided on site shall be as specified on proposed site plan reference. 173-02 Rev A unless otherwise first submitted to and agreed in writing by the Local Planning Authority either prior to or concurrent with the submission of a reserved matters application for the scheme hereby approved.

Reason: In order to ensure that an appropriate mix of house sizes is provided on site to meet the identified housing requirements of the area in accordance with the provisions of Policy CS13 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

#### **9 Application Number 18/0589 - 64 Preston Old Road, Blackpool**

Erection of a dwelling-house with associated parking provision and vehicular access from Crosby Grove (outline application seeking to agree the matters of access, layout and scale).

**Decision:** Grant

#### **Conditions and Reasons:**

1.
  - i. Approval of the following details (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority:
    - Appearance
    - Landscaping
  - ii. Applications for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission and the development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason i and ii: This is an outline planning permission and these conditions are required to be imposed pursuant to Section 92 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 location plan and site plans drawing ref. 1556/01 Rev B dated Aug 2018. The development shall thereafter be retained and maintained in accordance with these agreed details.

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

3. Foul and surface water shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution, in accordance with the provisions of paragraph 155 of the NPPF and Policy CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

4. (a) Prior to the commencement of development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority.  
(b) The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. No surface water shall discharge to the public sewer system either directly or indirectly. For the purpose of this condition the drainage scheme shall include the following:

- (i) Details of flood levels in AOD;
- (ii) Site investigation and test results to confirm infiltrations rates;
- (iii) A demonstration that the surface water run-off would not exceed the existing greenfield rate including provision of temporary storage facilities and methods to delay and control discharge rates as required;
- (iii) Measures to safeguard water quality;
- (iv) Flood water exceedance routes, both on and off site;
- (v) A demonstration that allowance has been made for climate change

(c) The scheme shall be implemented in full and in full accordance with the approved details before any part of the properties hereby approved are first occupied.

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.

5. No development shall commence until details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development have been submitted to and agreed in writing by the Local Planning Authority which, as a minimum, shall include:

a) The arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company

b) Arrangements concerning appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as:

i. on-going inspections relating to performance and asset condition assessments  
ii. operation costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime;

c) Means of access for maintenance and easements where applicable.

The plan shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the sustainable drainage system shall be managed and maintained in accordance with the approved details.

Reason: In order to ensure that appropriate and sufficient funding and maintenance mechanisms are put in place for the lifetime of the development, to reduce the flood risk to the development as a result of inadequate maintenance, and to identify the responsible organisation/body/company/undertaker for the sustainable drainage system, in accordance with the provisions of paragraph 163 of the NPPF and Policy CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

6. No development shall be commenced until:

(a) a scheme of site investigation in respect of potential land contamination has been submitted to and agreed in writing by the Local Planning Authority;

(b) the scheme of investigation agreed pursuant to part (a) of this condition has been carried out in full and in full accordance with the approved details;

(c) a report of the results of the site investigation has been submitted to and agreed in writing by the Local Planning Authority;

(d) In the event that the report required pursuant to part (c) of this condition reveals that remediation measures are necessary, a scheme for decontamination of the site has been submitted to and agreed in writing by the Local Planning Authority;

(e) any remediation agreed pursuant to part (d) of this condition has been carried out in full and in full accordance with the approved details and a validation report 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.

7. No construction or other works pursuant to the development hereby approved shall take place outside of the hours of 0800-1800 Mondays to Fridays (excluding bank holidays) and 0900-1300 on Saturdays.

Reason: To safeguard the living conditions of the occupants of nearby residential premises, in accordance with Policy BH3 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

8. (i) Notwithstanding the definition of development as set out at section 55 of the Town and Country Planning Act 1990 (as amended) or the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) no development or works shall take place that would preclude the use of the driveways shown on plan reference 1556/01 Rev B for the parking of motor vehicles in association with the houses fronting Preston Old Road to which they relate.

Reason: In order to ensure that the properties fronting Preston Old Road would benefit from an adequate level of off-street car parking in the interests of highway safety, the appearance of the site and locality and neighbour amenity, in accordance with Policies AS1, LQ1 and BH3 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

9. Prior to or concurrent with the submission of a reserved matters application, details of the internal layout of the property shall be submitted to and agreed in writing by the Local Planning Authority. The development shall then proceed in full accordance with these approved details and shall thereafter be retained and maintained as such.

Reason: In order for the Local Planning Authority to retain control over the layout of the property in the interests of safeguarding the residential amenity of future occupants and 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.

10. (a) The clear-glazed first-floor window towards the front of the eastern elevation of No. 64 Preston Old Road shall at no time serve a habitable room. For the purpose of this condition, a habitable room shall be taken to mean a lounge, a dining room, a kitchen or a bedroom.

(b) The three obscure-glazed windows at ground and first floor levels in the eastern elevation of No. 64 Preston Old Road shall at all times be obscure glazed to a level of 5 where 1 is entirely transparent and 1 is entirely opaque.

Reason: In order to safeguard the privacy and thereby the residential amenities of the occupants of the existing property and that proposed in accordance with the provisions of paragraph 127 of the NPPF, Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy (2012-2027) and saved Policy BH3 of the Blackpool Local Plan (2001-2016).

11. Prior to the commencement of construction of the house and/or garage hereby approved, a scheme for ecological enhancement to include the provision of bird and bat boxes and native tree and shrub planting shall be submitted to and agreed in writing by the Local Planning Authority. The development shall then proceed in full accordance with this approved scheme which shall be implemented in full prior to first occupation.

Reason: In order to enhance biodiversity on the site in accordance with the requirements of paragraph 175 of the NPPF and Policy CS6 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

12. Prior to the property hereby approved being first occupied;
  - (a) a scheme for the provision of continuous pavement across the front of the development along Preston Old Road shall be submitted to and agreed in writing by the Local Planning Authority and
  - (b) this scheme shall be implemented in full and in full accordance with the approved details.

Reason: In the interests of highway safety and public parking amenity in accordance with Policy AS1 of the Blackpool Local Plan 2001-2016.

### **10 Application Number 18/0599 - 502 Devonshire Road, Blackpool**

Erection of single storey rear extensions to form orangery and six bedrooms and internal alterations to increase overall number of bedrooms from 17 to 25 (amendment to orangery approved under planning permission 17/0406).

**Decision:** Refuse

**Reasons:**

1. The proposed extension by reason of its projection, height and proximity to the boundary with no 504 Devonshire Road coupled with the cumulative impact of this proposal with other extensions at the home would have a detrimental impact on the amenities of the occupiers of no 504 Devonshire Road. As such the proposed extension would be contrary to paragraph 127 of the National Planning Policy Framework, Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies LQ14 and BH3 of the Blackpool Local Plan 2001-2016.
2. ARTICLE 35 STATEMENT (NATIONAL PLANNING POLICY FRAMEWORK paragraph 38) 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 Part 1 : Core Strategy 2012-2027 and the Blackpool Local Plan 2001-2016, which justify refusal.

**11 Application Number 18/0385 - 150 Harcourt Road, Blackpool**

Erection of two detached dwellinghouses including car parking and landscaping with vehicle turning area and vehicle access between 125 and 127 Powell Avenue following demolition of existing garage.

**Decision:** Refuse

**Reasons:**

1. The means of access to the proposed development would be significantly detrimental to highway and pedestrian safety by virtue of its length, inadequate width and the fact it would be a shared surface. In addition because of the length of the narrow access and space within the site it would not allow for adequate refuse storage/collection provision. As such the proposal would be contrary to Policy AS1 of the Blackpool Local Plan 2001 - 2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Paragraphs 108, 109 and 127 of the National Planning Policy Framework.
2. The proposed dwellings constitute unsatisfactory back land development with poor levels of residential amenity in terms of lack of a street frontage and poor outlook and would have a significantly detrimental impact on the residential amenities of the adjoining occupants to the site and future occupants of the two bungalows by virtue of their footprint, scale, close proximity to the common boundaries, fenestration, cramped and overly dense layout which would result in an overbearing impact, overlooking, visual intrusion, loss of natural light and loss of outlook. The proposal would therefore be contrary to Policies LQ1, LQ2, LQ3, LQ4 and BH3 of the Blackpool Local Plan 2001-2016 and Policies CS7 and CS12 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Paragraph 127 of the National Planning Policy Framework.
3. ARTICLE 35 STATEMENT (NATIONAL PLANNING POLICY FRAMEWORK paragraph 38)  
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 Part 1 : Core Strategy 2012-2027 and the Blackpool Local Plan 2001-2016, which justify refusal.

**12 Application Number 18/0471 - Land to the rear of Ma Kelly's Showboat, 44-46 Queens Promenade, Blackpool**

Erection of a part four/ part five storey building of 30 apartments plus basement with associated access and egress from Knowle Avenue, car parking for 25 vehicles, turning area, landscaping and boundary treatment, and provision of revised access and car parking layout to Ma Kelly's Showboat.

**Decision:** Refuse

**Reasons:**

1. The proposal would result in an incongruous and visually intrusive addition to the Knowle Avenue streetscene and would be detrimental to the character of the street and of the surrounding area due to the size of the proposed apartment block, including its height and width and depth, its close proximity to two of the site boundaries and its cramped appearance, the intended materials palette, and the lack of space, including amenity space, around the building. As such, the proposal would be contrary to paragraph 127 of the National Planning Policy Framework, Policies CS7, CS12 and CS13 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies LQ2 and LQ4 of the Blackpool Local Plan 2001-2016.
2. The proposal would have an unacceptable impact on the future residential amenities of the apartments by virtue of the close proximity to the adjacent Ma Kelly's Showboat and the access arrangements, car parking, collection and pick up point, rear smoking area and late night opening and the levels of activity and entertainment associated with Ma Kelly's. As such it would be contrary to paragraphs 127 and 182 of the National Planning Policy Framework, Policies BH3 and BH4 of the Blackpool Local Plan 2001-2016 and Policies CS7 and CS13 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.
3. The proposed development provides insufficient and unsatisfactory car parking facilities and vehicular access points for both the proposed apartment block and the adjacent Ma Kelly's Showboat and would therefore result in on-street parking and additional congestion in the surrounding area to the detriment of pedestrian and highway safety and the residential amenities of adjoining residents. As such it would be contrary to paragraph 109 of the National Planning Policy Framework, Policies AS1 and BH3 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.
4. The proposal would have an unacceptable impact on the residential amenities of occupants of properties on Northumberland Avenue with respect to overlooking, loss of privacy, an overbearing impact and visual intrusion by virtue of the close proximity of the building to its rear boundary, its height and layout and fenestration detailing. As such it would be contrary to paragraph 127 of the National Planning Policy Framework, Policy BH3 of the Blackpool Local Plan 2001-2016 and Policies CS7 and CS13 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

5. ARTICLE 35 STATEMENT (NATIONAL PLANNING POLICY FRAMEWORK paragraph 38)  
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 Part 1 : Core Strategy 2012-2027 and the Blackpool Local Plan 2001-2016, which justify refusal.