

Report to:	PLANNING COMMITTEE
Relevant Officer:	Susan Parker, Head of Development Management
Date of Meeting:	11 February 2020

PLANNING/ENFORCEMENT APPEALS LODGED AND DETERMINED

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 priorities are both 'The Economy: maximising growth and opportunity across Blackpool' and 'Communities: creating stronger communities and increasing resilience'.

5.0 Planning Appeals Lodged

5.1 None

5.2 Planning/Enforcement Appeals Determined

5.2.1 19/0331 2 Moss Way, Blackpool – Proposal for the erection of a single storey side extension.

5.2.2 Appeal Dismissed

5.2.3 The Inspector agreed that the main issue is the effect of the proposed development on the character and appearance of the area. She agreed that the single storey extension would be set back from the front elevation facing Moss Way and it would be subservient to the host property, however, while it would not extend to the footway, the proposal would protrude forward beyond the elevations of properties facing Lowfield Road. Consequently, by virtue of its size and siting, the proposal would be a prominent feature that would disrupt the consistency of the streetscene and would not accord with the Council's adopted Supplementary Planning Document.

She stated that irrespective of the use of materials to match the host property, the proposal would be an uncharacteristic form of development that would not relate well to its surroundings.

She concluded that the proposal would conflict with the development plan and there are no materials considerations that would outweigh that conflict, therefore the appeal should be dismissed.

5.2.4 The Planning Inspectorate decision letter can be viewed online at <https://idoxpa.blackpool.gov.uk/online-applications/>

5.2.5 19/0357 39 Melbourne Avenue, Blackpool – proposal for erection of single storey side extension.

5.2.6 Appeal allowed

5.2.7 The Inspector agreed the main issue is the effect of the proposal on the character and appearance of the area. He stated that the extension would be single storey and of a modest size. Although it would take up most of the side garden of the house, a gap of just 1 metre to the boundary would be retained. Given the limited scale of the extension and taking account of the existing character of the street in this location, the proposal would not result in a significant reduction in the sense of openness at the entrance to Canberra Close and would not undermine the spacious feel of the area. The Inspector concluded that the proposal would not cause harm to the character and appearance of the area and the appeal should succeed and planning permission be granted.

5.2.8 The Planning Inspectorate decision letter can be viewed online at <https://idoxpa.blackpool.gov.uk/online-applications/>

5.3 Does the information submitted include any exempt information? No

5.4 List of Appendices:

5.4.1 None.

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