

Blackpool Council - Development Management

Officer Report to Committee

Application ref: 20/0250
Ward: STANLEY
Application type: FULL

Location: BARN ADJACENT TO 34/36 MOSS HOUSE ROAD

Proposal: Erection of one dwelling house following demolition of barn

Recommendation: Approve

Case officer: Pippa Greenway

Case officer contact: 01253 476222

Meeting date:
16 November 2021

1.0 BLACKPOOL COUNCIL PLAN 2019-2024

- 1.1 The Council Plan sets out two priorities. The first is 'the economy: maximising growth and opportunity across Blackpool', and the second is 'communities: creating stronger communities and increasing resilience.
- 1.2 This application accords with priority two in that it adds to the housing stock.

2.0 SUMMARY OF RECOMMENDATION

- 2.1 The loss of a locally listed building is regrettable, however it has already lost most of its character due to modern alterations; therefore subject to a photographic record, the loss is considered acceptable. It is considered that the scheme as amended is in keeping with the wider character of the area and any adverse impacts on residential amenity have been designed out. It would not cause any issues with drainage/flood risk and a suitable landscaping scheme would contribute to improved biodiversity in the area. As such, the recommendation is for approval.

3.0 INTRODUCTION

- 3.1 This application is before Members because of the level of public objection.

4.0 SITE DESCRIPTION

- 4.1 The application site is a brownfield site of 458sqm, slightly wider at the front than either of the neighbouring plots (34 and 40 Moss House Road). The existing single storey brick built barn on the front of the plot has been used to stable horses and for storage, with the land to the rear used for grazing. The land was at one time a smallholding, with glasshouses. The site is bounded by Moss House Road to the north and to the east is a semi-detached dwelling at

40 Moss House Road. To the south are new dwellings on Kensington's Redwood Point site and to the west is an end terrace house 34/36 Moss House Road (amalgamated in 2016 to form one property). There is an existing vehicular access into the site from the road.

- 4.2 The site falls within flood zone 1, is identified for housing growth under Policy CS25 and is also within the aerodrome safeguarding zone. No other designations or constraints have been identified.

5.0 DETAILS OF PROPOSAL

- 5.1 The proposal is for the construction of a two storey family dwelling. To the front would be a parking area and a small, grassed lawn. To the side would be a driveway, leading to a detached garage at the rear, together with a patio and a larger, private garden. The front would project no further forward than the adjacent terrace, except for a small porch in the middle of the front elevation, and would be angled slightly back compared to the terrace. The footprint would be approx. 93sqm, with a first floor of 88sqm and it would be a five bedroom property with 3 en-suites and a family bathroom. One bedroom and en-suite would be located within the roofspace.

- 5.2 The application has been supported by:
- Design and Access Statement
 - Heritage Statement
 - Bat Survey

6.0 RELEVANT PLANNING HISTORY

- 6.1 19/0719 Erection of a dwelling house following demolition of barn: WITHDRAWN.

7.0 MAIN PLANNING ISSUES

- 7.1 The main planning issues are considered to be:
- the principle of the use
 - impact on residential amenity
 - visual impact and loss of the locally listed building
 - highway impact
 - drainage

8.0 CONSULTATION RESPONSES

- 8.1 **United Utilities:** In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way.
- 8.2 **Blackpool Civic Trust:** The provisions of the conservation area must be maintained and no demolition should be permitted. The status has only recently been put in place and no exception should be allowed. The reasons given for seeking exemption from the Conservation status are not plausible and the owner should be asked to restore the building to its previous condition before any planning application is considered.

8.3 **Conservation Officer:** The locally listed barn has undergone alteration to its main elevation and as a result has lost much of its architectural merit. If permission is given to demolish the barn then a photographic record should be undertaken before work begins. With regard to the proposed dwelling, because it is intended to replace a locally listed building it should be of a high quality design and materials in order to ensure that the quality of the townscape is not compromised. The windows appear to be shorter than traditional windows in the area, and the front porch is overlarge. If the height of the porch is reduced it should enable the upper windows to be made longer. I have no objection to upvc frames provided they have a slim profile, and I would prefer if we could have some more details on this aspect. The garage would not usually be integrated in a traditional design. However, perhaps a more creative design, would lend a more rural character to the building. Materials should be conditioned and samples submitted for approval.

The comments above were based on the proposal as submitted. The revised design addresses the Conservation Officer's concerns and is considered acceptable.

8.4 **Environmental Protection:** no objection

8.5 **Local Highway Authority:** no objection

8.6 **Drainage Officer:** The standard drainage conditions should be applied. In terms of the watercourses in that area, it is difficult to prove they work well due to the recent development between Moss House Road and Progress Way. I would advise they go against normal hierarchy and suggest sending the surface water for the new constructions to the combined system at a reduced rate.

8.7 **Head of Parks and Greens:** There is a Hawthorn/Ash hedge line to the rear, but of no substantial size, so no tree survey is required.

9.0 **REPRESENTATIONS**

9.1 Press notice published: N/A

9.2 Site notice published: 01/05/2020

9.3 Neighbours notified: 28/04/2020

9.4 Six representations have been received from the following properties:

- Moss House Road: 21, 23, 28 and 34
- Walnut Avenue: 7
- Grindleton Close: 2

9.5 These representations raise the following issues:

- Loss of light to east facing rooms of no. 34 Moss House Road due to close proximity.
- The 1st floor rear extends beyond the current terrace building line which further exacerbates the blockage of light.
- The single storey extension overhangs the right of way and interferes with its use and scaffolding would block the right of way during construction.

- 34/36 Moss House Road has the benefit of a Right of Way which leads straight to the southern boundary of the development land, this is in addition to the Right of Way described in the proposals for 32/34/36. This proposal appears to block this completely allowing no access for us to exercise our right.
- This house is inappropriate for the area both in size and appearance.
- Would appear as an extension to the terrace
- The road is only single carriageway width and there is an ongoing problem with vehicles turning by the bollards, larger vehicles have to reverse all the way back to Common Edge Road.
- The development is likely to exacerbate the water-logging/flooding of nearby gardens.
- Piling for foundations risks more damage to nearby properties as has already occurred during the Redwood Point development.
- Condition 19 of planning application 13/0378 states that 'Before development commences, a scheme for the improvement of Moss House Road ... to include resurfacing, traffic calming, localised narrowing and access upgrades shall be submitted to and agreed ... by the planning authority'.
- In planning application 13/0378 the Head of Transportation commented on the fact that 'Moss House Road does not have any dedicated footways and vulnerable users either walk or cycle in the road' and stipulated that 'all construction traffic must use the strategic network and access along Moss House Road must be avoided'. In consequence all 'in fill' properties were built from within the development site and access to the new properties only occurred on completion.

9.6 The Committee is respectfully reminded that issues relating to piling for foundations and construction traffic are not valid planning considerations. The right of way referred to by the neighbour is not a public right of way, but a private land boundary issue.

9.7 The neighbours who objected to the original scheme were re-consulted on the revised proposal which was submitted as a result of discussions and no further objections were received.

10.0 RELEVANT PLANNING POLICY

10.1 National Planning Policy Framework (2021)

10.1.1 The National Planning Policy Framework sets out a presumption in favour of sustainable development. The following sections are most relevant to this application:

- Section 2 – Achieving sustainable development
- Section 5 - Delivering a sufficient supply of homes
- Section 8 - Promoting healthy and safe communities
- Section 11 - Making effective use of land
- Section 12 - Achieving well-designed places
- Section 14 - Meeting the challenge of climate change, flooding and coastal change
- Section 15 - Conserving and enhancing the natural environment
- Section 16 – Conserving and enhancing the historic environment

10.2 National Planning Practice Guidance

10.2.1 The National Planning Practice Guidance expands upon and offers clarity on the points of policy set out in the National Planning Policy Framework.

10.3 Blackpool Local Plan Part 1: Core Strategy 2012-2027

10.3.1 The Core Strategy was adopted in January 2016. The following policies are most relevant to this application:

- CS2 Housing Provision
- CS6 Green Infrastructure
- CS7 Quality of Design
- CS8 Heritage
- CS9 Water Management
- CS12 Sustainable Neighbourhoods
- CS13 Housing Mix, Density and Standards
- CS25 South Blackpool Housing Growth

10.4 Blackpool Local Plan 2011-2016 (saved policies)

10.4.1 The Blackpool Local Plan was adopted in June 2006. A number of policies in the Local Plan have now been superseded by policies in the Core Strategy but others have been saved until the Local Plan Part 2: Site Allocations and Development Management Policies has been produced. The following saved policies are most relevant to this application:

- LQ1 Lifting the Quality of Design
- LQ2 Site Context
- LQ4 Building Design
- LQ6 Landscape Design and Biodiversity
- BH3 Residential Amenity
- BH10 Open Space in New Housing Developments
- HN4 Windfall Sites (for housing development)
- AS1 General Development Requirements

10.5 Blackpool Local Plan Part 2: Site Allocations and Development Management Policies (emerging policies)

10.5.1 The Blackpool Local Plan Part 2 has been subject to an informal consultation exercise and will be subject to formal consultation later this year. At this point in time limited weight can be attached to the policies proposed. Nevertheless, the following draft policies in Part 2 are most relevant to this application:

- Policy DM5: Design Requirements for New Build Housing Development
- Policy DM33: Biodiversity
- Policy DM39: Transport Requirements for New Development

10.6 Other Relevant Policy Guidance

10.6.1 SPG11 Open Space Requirements which was adopted in 1999 and sets out where developer contributions are required for public open space and includes the methodology for calculating contributions.

- 10.6.2 Department for Communities and Local Government National Technical Housing Standards: this document was published in March 2015 and sets out the national minimum standards for new homes. This partially supersedes some of the standards in the Council's New Homes from Old Places Supplementary Planning Document guidance.
- 10.6.3 National Model Design Code (July 2021) provides guidance to promote successful design and expands on the ten characteristics of good design set out in the National Design Guide.
- 10.6.4 National Design Guide (January 2021) recognises the importance of good design and identifies the ten characteristics that make up good design to achieve high-quality places and buildings. The guide articulates that a well-designed place is made up of its character, its contribution to a sense of community, and its ability to address the environmental issues affecting climate.

11.0 ASSESSMENT

11.1 Principle

- 11.1.1 Policy CS2 sets out that provision will be made for the delivery of 4200 new homes in Blackpool between 2012 and 2027, including on windfall sites. The Council is currently able to demonstrate a five year supply of housing land which is, in part, dependent upon the planning permission granted to Kensington Development Limited for the major residential scheme at Moss House Road. This a windfall site outside the boundary of the Kensington scheme. The site is within the South Blackpool Housing Growth area under Policy CS25, which identifies land at Whyndyke and Moss House Road for the development of 750 new dwellings. As such, residential development is acceptable in principle.

11.2 Impact on residential amenity

- 11.2.1 Policies BH3 and CS7 requires that development does not adversely impact on the amenities of potential occupiers of the development. Policy CS7 and National Planning Policy Framework Section 12 requires new development to be well designed and to provide a high standard of amenity for existing and future users and Saved Policy LQ2 requires new development to respond to, enhance or complement the existing character of an area. Section 12 of the National Planning Policy Framework acknowledges that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve and states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.
- 11.2.2 Policies CS12 and CS13 requires that a mix of dwelling sizes is provided or the proposal should contribute towards a balanced mix of provision in the surrounding area. The Redwood Point development in the vicinity of this property would comprise a mix of smaller three storey town houses and terraced houses. A large detached house would therefore contribute towards a more mixed provision. Policy CS13 also requires that quality living accommodation is provided which meets the relevant standards in place for conversions or new build development. The proposal would provide a dwelling with 5 bedrooms which would well exceed the minimum floorspace standards in the National Technical Housing Standards. In terms of the impact on neighbours' amenities, the scheme has been amended to design out any overlooking.

11.2.3 With regard to overshadowing, the adjacent dwellings at 34 and 36 Moss House Road were converted into one house in 2016 (16/0037). The approved plans show that the windows in the east elevation facing the application site relate to a utility room on the ground floor and a bathroom on the first floor; these are not primary windows serving habitable rooms (e.g. living rooms or bedrooms). As such, the loss of light caused by the proposed dwelling, at about 1.8 metres distant at its closest point, is not considered to result in unacceptable overshadowing. In any event, since the proposed dwelling would be east of the existing house, overshadowing would be restricted to mornings only. The two storey rear wing is located on the side of the proposed dwelling furthest away from the existing house at 34/36 and would result in even less overshadowing. It is considered that the scheme would meet the requirements of Policies CS12 and CS13.

11.3 Visual impact and loss of the locally listed building

11.3.1 The new build would result in a dwelling significantly larger than any of the terrace of three existing dwellings immediately adjacent and south of the site. However, there are larger dwellings in the vicinity, and the wider Kensington scheme has properties of a similar scale already built on phase 1 of Redwood Point fronting Progress Way. The wider Moss is characterised by a variety of house types, sizes and styles, often in close proximity to provide an eclectic streetscape. Therefore the proposal would not be out of character in scale.

11.3.2 Within the street scene, the property would have the symmetrical appearance of a traditional design, with a central porch and a hipped roof, which reflects the style of other detached properties in the area. The windows would have a vertical emphasis and the property would be faced in red brick to be sympathetic to the properties in the vicinity and in the wider Redwood Point scheme. The rear elevations would be rendered, which is acceptable in the context of the area. The windows and doors can be conditioned to be recessed 75mm from the front face of the brick work to ensure that the elevations have articulation and visual interest, and to ensure good design and to enhance the character of the area in accordance with Policies CS7, LQ1 and LQ2.

11.4 Access, highway safety and parking

In terms of Policy AS1, Moss house Road is adopted highway and there are no objections from the Local Highway Authority with regard to highway safety and access. Sufficient space is available for parking within the site, both at the front and in the proposed garage to the rear.

11.5 Drainage and flood risk

Policy CS9 relates to water management and requires development to incorporate mitigation and resilience measures to minimise the risk and impacts of flooding, including the use of Sustainable Urban Drainage Systems (SuDS) where surface water run-off will be generated. Policy BH4 requires developers to demonstrate that development will not cause or increase pollution of water or groundwater resources. Chapter 14 of the National Planning Policy Framework requires local planning authorities to ensure that in determining planning applications, flood risk is not increased elsewhere and encourages the use of SuDS. The Council's drainage officer advises in this instance that the development connects to the combined system, due to the fragmented nature of the watercourses on the moss lands. A drainage strategy is considered necessary in order to reduce the amount of surface water entering the combined sewers, reducing the likelihood of the sewers becoming surcharged

and causing flooding elsewhere. No run-off or discharge to the highway would be allowed. Surface water and foul water should be drained on separate systems is also considered necessary in order manage flooding and pollution in accordance with Policy CS9 and Saved Policy BH4.

11.6 Biodiversity impact

- 11.6.1 Policy CS6 requires development to protect, enhance, create and connect green infrastructure and Policy LQ6 requires landscaping and benefits to biodiversity, including the retention of mature trees and additional and replacement planting. Policy NE6 requires development to compensate by undertaking measures to sustain and enhance species and habitats. The detailed landscaping scheme should including the planting of additional native shrubs, hedges and trees. This will ensure that there is a net gain in biodiversity and that the development contributes to the provision of green infrastructure in the area as well as providing areas that will act as a soakaway during periods of heavy rainfall. A condition which removes permitted development rights for hard surfacing and outbuildings would be imposed to assist in the retention of soft landscaping around the site. These garden areas are considered necessary to act as a soakaway, to encourage biodiversity and to retain and enhance the character of the area.
- 11.6.2 In terms of biodiversity, the bat survey indicates that the barn offers negligible roosting opportunities for bats and that no further survey is required. Demolition of the barn would not have any impact on bats. The survey recommends incorporation of a “bat brick” on the east façade, near the apex of the new property and this can be the subject of a condition. Mitigation measures for loss of any trees or hedges should be incorporated into the proposal e.g. bat and bird boxes on mature trees around the site boundaries to provide additional roosting habitats and a bird box installed on the property itself if possible. Any fencing should be designed so that hedgehogs can pass through from garden to garden. Conditions would be imposed requiring any works to the trees and hedging to be done outside of the nesting season and a watching brief for the presence of nesting birds is also considered necessary. A Construction Management Plan can be conditioned and should provide details of how the development can proceed without harming protected and other wildlife, such as placing planks in excavations so wildlife isn’t trapped, daily visual checks for amphibians and small mammals etc., in order to protect biodiversity in and around the site.

11.7 Other issues

- 11.7.1 Air, water and land quality would not be adversely affected.
- 11.7.2 The application has 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 (as amended).
- 11.7.3 Under Article 8 and Article 1 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 others. This application does not raise any specific human rights issues.

11.7.4 Through the assessment of this application, Blackpool Council as a public authority has had due regard to the Public Sector Equality Duty (“PSED”) under s.149 of the Equality Act and the need to eliminate unlawful discrimination, advance equality of opportunity between people who share a protected characteristic and those who do not, and to foster or encourage good relations between people who share a protected characteristic and those who do not. The application is not considered to raise any inequality issues.

11.8 Sustainability and planning balance appraisal

11.8.1 Sustainability comprises economic, environmental and social components.

11.9.2 Economically the scheme would have a very limited impact but the creation of a new residential unit would help to support local shops and services and some employment would be generated during construction. As such, the proposal is economically sustainable.

11.9.3 Environmentally, the scheme would not have unreasonable amenity impacts on the residential neighbours. The proposal is not anticipated to have any unacceptable impact on drainage (this can be mitigated and controlled by conditions), air, land or water quality. No features of particular ecological interest would be unduly affected. No issues relating to flood risk or highway safety are anticipated. The appearance is in keeping with the neighbouring row of terraced properties. Given the location of the site, there will be some dependence on private car use, but there are more sustainable modes of transport available nearby as there is a bus stop on Common Edge Road with multiple destinations. As such, the scheme would be environmentally sustainable.

11.9.4 Socially, the proposal would provide good quality accommodation that would make a contribution towards the housing stock in the local area and is in a sufficiently accessible location for future residents to support local services. It is considered that there would be no significant adverse impact on the residential neighbours. The scheme would contribute towards the borough’s housing provision albeit to a negligible extent.

11.9.5 In terms of planning balance, the development proposed is considered to constitute sustainable development in terms of the economic, environmental and social components. No other material planning considerations have been identified that would outweigh this view.

12.0 FINANCIAL CONSIDERATIONS

12.1 The proposal would contribute towards Council Tax but this consideration carries no weight in the planning balance.

13.0 CONCLUSION

13.1 The loss of a locally listed building is regrettable, however it has already lost most of its character due to modern alterations; therefore subject to a photographic record, the loss is considered acceptable. It is considered that the scheme as amended is in keeping with the wider character of the area and any adverse impacts on residential amenity have been designed out. It would not cause any issues with drainage/flood risk and a suitable landscaping scheme would contribute to improved biodiversity in the area. As such, the following recommendation is appropriate.

14.0 RECOMMENDATION

14.1 Approve subject to the following 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 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 and information:

Location plan ref.1534/06 Rev A

Proposed site plan ref.1534/02 Rev D

Proposed floor plan ref.1534/03 Rev D

Proposed elevations 1 of 2 plan ref.1534/04 Rev D

Proposed elevations 2 of 2 plan ref.1534/05 Rev D

Preliminary Roost Assessment (Bats) Contract Ecology Ltd received 28 April 2020

The development shall thereafter be retained and maintained in accordance with these approved details.

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

- 3 The external materials to be used on the development hereby approved shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of any above ground construction and the development shall thereafter proceed in full accordance with these approved details.

Reason: In the interests of the appearance of the site and streetscene in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies LQ1 and LQ4 of the Blackpool Local Plan 2001-2016.

- 4 The windows and doors in the development hereby approved shall be recessed behind the front face of the elevation in which they are set by at least one brick width.

Reason: In order to secure appropriate visual articulation and interest in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies LQ1 and LQ14 of the Blackpool Local Plan 2001-2016.

- 5 Prior to the commencement of any above ground construction, a scheme for the provision of boundary treatments to include their position, height, materials and design, shall be submitted to and agreed in writing by the Local Planning Authority. These agreed boundary treatments shall then be provided in full and in full accordance with the approved details before the proposal hereby approved is first brought into use.

Reason: In the interests of the appearance of the site and streetscene in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy LQ1 of the Blackpool Local Plan 2001-2016.

- 6 Prior to the first occupation or use of the development hereby approved:
- (a) a landscaping scheme shall be submitted to and agreed in writing by the Local Planning Authority. This scheme shall include a full planting schedule detailing plant species and initial plant sizes, numbers and densities;
 - (b) the landscaping scheme agreed pursuant to part (a) of this condition shall be implemented in full and in full accordance with the approved details; and
 - (c) Any trees or plants planted in accordance with this condition that are removed, uprooted, destroyed, die or become severely damaged or seriously diseased within 7 years of planting shall be replaced within the next planting season with trees or plants of similar size and species to those originally required unless otherwise first submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure that 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 in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies LQ1 and LQ6 of the Blackpool Local Plan 2001-2016.

- 7 The following measures shall be adhered to throughout the demolition/construction period of the development hereby approved:
- all materials will be covered and stored on raised pallets only
 - means of escape for amphibians and small mammals shall be provided from any excavation (i.e. solid plank providing access from the base of the excavation to ground level)
 - construction and storage areas to be inspected at the start of each working day for amphibians and small mammals
 - in the event that a protected species is found on site, works should immediately cease and a suitably qualified and experienced ecologist consulted
 - any non-protected species found on site should be carefully removed and placed under cover on the other side of the site boundary.

Reason: In order to safeguard biodiversity in accordance with Policy CS6 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy LQ6 of the Blackpool Local Plan 2001-2016.

- 8 No trees or hedgerows shall be felled or cleared during the main bird nesting season (March to September inclusive) unless written confirmation of the absence of nesting birds by a suitably qualified and experienced ecologist has been submitted to and agreed in writing by the Local Planning Authority.

Reason: In order to safeguard biodiversity in accordance with Policy CS6 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy LQ6 of the Blackpool Local Plan 2001-2016.

- 9 Prior to the commencement of any above ground construction, a scheme of ecological enhancement shall be submitted to and agreed in writing by the Local Planning Authority and the development shall thereafter proceed in full accordance with this approved scheme. For the purpose of this condition, the scheme of ecological enhancement shall include:
- Provision to bolster existing hedgerows with native species
 - Native tree planting

- Provision of bird and bat boxes, in particular this shall include one bat box to be inserted in the east elevation near the apex of the building as recommended at 8.5 in the submitted bat survey.
- Features to facilitate roaming of small mammals

Reason: In order to safeguard and enhance biodiversity in accordance with Policy CS6 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy LQ6 of the Blackpool Local Plan 2001-2016.

- 10 Prior to the development hereby approved being first brought into use, the parking provision shown on the approved plan(s) shall be provided and shall thereafter be retained as such.

Reason: In order to ensure that adequate parking provision is available to meet the needs of the development in the interests of the appearance of the area and highway safety in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies LQ1 and AS1 of the Blackpool Local Plan 2001-2016.

- 11 Notwithstanding the definition of development as set out under section 55 of the Town and Country Planning Act 1990 or the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), the garage shall not be used for any purpose that would preclude its use for the parking of a vehicle.

Reason: In order to ensure that appropriate car parking provision is available to meet the needs of the property in the interests of public amenity, highway safety and the appearance of the streetscene in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies LQ1, BH3 and AS1 of the Blackpool Local Plan 2001-2016.

- 12 (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 and in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards shall be submitted to and approved in writing by the Local Planning Authority.

This scheme shall include:

- (i) Measures to achieve a reduced rate of discharge of surface water agreed with the Local Planning Authority and a timetable for its implementation.
 - (ii) Evidence of an assessment of the site conditions to include site investigation and test results to discount infiltration or to confirm infiltration rates;
 - (iii) Surveys and appropriate evidence to establish the position, capacity and interconnection of all watercourses and surface-water sewers within the application site and those outside of the site into which a direct or indirect connection is proposed;
- (b) Unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.
- (c) The scheme agreed pursuant to part (a) of this condition shall be implemented in full and in full accordance with the approved details before the development hereby approved is first brought into use.

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. This information must be agreed prior to the commencement of development in order to ensure appropriate drainage of the site as the development proceeds.

- 13 No development shall take place until a Demolition/Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Demolition/Construction Management Plan shall include and specify the provision to be made for the following:
- dust mitigation measures during the demolition/construction period
 - control of noise emanating from the site during the demolition/construction period
 - hours and days of demolition/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 demolition/construction period
 - arrangements during the demolition/construction period to minimise the deposit of mud and other similar debris on the adjacent highways
 - measures to prevent contamination of surface and sub-surface water bodies during the demolition/construction period
 - routing of construction traffic

The demolition/construction of the development shall then proceed in full accordance with the approved Demolition/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.

- 14 Prior to commencement of demolition, a level 2 record of the barn to be demolished, as described by Historic England <https://www.historicengland.org.uk/images-books/publications/understanding-historic-buildings/> is required to be carried out and submitted to the Local Planning Authority.

Reason: In the interests of retaining a record of this locally listed building, in accordance with Policy CS8 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

- 15 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), no enlargement of the dwelling the subject of this permission shall be carried out without the written approval of the Local Planning Authority.

Reason: To ensure that there are adequate areas of soft landscaping to act as a soakaway during times of heavy rainfall in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies LQ1 and LQ6 of the Blackpool Local Plan 2001-2016.

- 16 The accommodation shall be used for permanent residential occupation within Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended) only and for no other purpose.

Reason: In order to safeguard the living conditions of the occupants of nearby residential properties and the character of the area in accordance with Policies CS7, CS12 and CS23 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies BH3 of the Blackpool Local Plan 2001-2016.

- 17 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) no change of use from Use Class C3 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 CS7, CS12 and CS13 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies BH3 and HN5 of the Blackpool Local Plan 2001-2016.

- 18 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) no hardstanding shall be installed within curtilage of the dwelling-house, other than those hereby approved.

Reason: In order to maintain soft landscaping in the interests of the appearance of the site and streetscene and in the interests of sustainable surface-water drainage in accordance with the provisions of Policies CS7 and CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies LQ1 and LQ2 of the Blackpool Local Plan 2001-2016.