

Officer Report to Committee

Application ref: 21/0974
Ward: Squires Gate
Application type: Full
Location: 580-582 Lytham Road, Blackpool
Proposal: External alterations including removal of existing single-storey front and first floor rear extensions; provision of replacement roofs to rear; removal, replacement and installation of various windows and doors; and use of premises as altered as ten self-contained permanent flats with associated parking, cycle and bin storage and landscaping.
Meeting date: 11 October 2022
Recommendation: To support the application and delegate approval to the Head of Development Management subject to a Section 106 legal agreement and conditions.
Case officer: Caron Taylor
Case officer contact: 01253 476221

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 the second priority by creating good quality accommodation in a sustainable location.

2.0 SUMMARY OF RECOMMENDATION

- 2.1 The former care home is a locally listed building in a mainly residential area and use of the property for residential purposes is acceptable in principle. The proposal will result in the removal of some past inappropriate extensions and will therefore enhance the building while securing a beneficial use for what is currently an empty building.

3.0 INTRODUCTION

- 3.1 This application is before members as following consultation with the Chairman of the Planning Committee it is considered a housing scheme of public interest.

4.0 SITE DESCRIPTION

- 4.1 The application site is a former care home known as Highbury House, currently standing empty. It is situated on Lytham Road close to its junction with Highfield Road. The former care home is made up of a once detached villa (no. 580) that has been physically linked in the past to the neighbouring property (no. 582, one half of a pair of substantial semis) to the south.

- 4.2 Number 580 Lytham Road is a Locally Listed Building. The Historic Asset Description for it describes it as:

Late 19th century villa and gentleman's residence which provides evidence of early settlement of the area. First appears on 1892 OS map but probably constructed c. 1860. Known as Highfield House by at least 1907, it probably gave its name to Highfield Road, previously known as Benson's Lane and/or Harrow Side Lane.

Two storey gothic style villa constructed from brick, rendered and painted. Steeply pitched slate roof with original barge boards to side elevations and gabled side porch. Designed in a cross shape with a central gable to the main elevation. The barge boards are partially missing and were probably cut back to make room for the bay window which was originally a mullioned window. A stone bay at ground floor level has been removed and the entrance is through a modern conservatory.

There is a small building to the rear which appears to be contemporary with the building and was possibly the coach house. There are some small infill extensions between the main building and the coach house. Set back from the road behind a brick wall with modern railings.

The villa was one of only a handful of buildings in the area in the second half of the 19th century, which developed into a middle-class suburb in the 1910s and 20s. It also has archaeological potential.

- 4.3 Number 582 Lytham Road is one half of a more modern red brick semi-detached property (partly rendered), the other half is in residential use. The two properties are linked via a flat roof two storey extension which also formed the main entrance to the care home. A number of incremental, wholly inappropriate extensions have been added over time to facilitate the use of the building as a care home, which has been in operation for at least 40 years. The front of the property is mainly hard surfaced to provide off-street parking.
- 4.4 The site is otherwise not subject to any designations or constraints.

5.0 PROPOSAL

- 5.1 The proposal is to use the premises as ten self-contained flats. This will include making external alterations to the property as exists, including removal of existing single-storey front and first floor rear extensions; provision of replacement roofs to rear; removal, replacement and installation of various windows and doors; and provision of parking, cycle and bin storage and landscaping.

6.0 RELEVANT PLANNING HISTORY

- 6.1 79/3306 Use of premises as rest home for old people with associated staff accommodation.
- 6.2 85/0992 Use of no.582 as a nursing home in conjunction with the use of no.580 as a rest home and erection of two storey extension between the two properties.
- 6.3 85/1473 Alterations to garage to form residential staff flat.

6.4 86/0261 Use of 582 as a rest home in conjunction with the use of 580 as same, alterations and erection of two storey link and rear extension between the two properties, formation of new footpath crossing.

7.0 RELEVANT PLANNING POLICY/LEGISLATION

7.1 National Planning Policy Framework

7.1.1 The National Planning Policy Framework was updated in July 2021. It sets out a presumption in favour of sustainable development. The following sections are most relevant to this application:

- 5 - Delivering a sufficient supply of homes
- 8 - Promoting healthy and safe communities
- 11 - Making effective use of land
- 12 - Achieving well-designed places
- 16 – Conserving and enhancing the historic environment

7.2 National Planning Practice Guidance

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

7.3 Blackpool Local Plan Part 1: Core Strategy 2012-2027 (Core Strategy)

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

- CS2 Housing provision
- CS7 Quality of design
- CS8 Heritage
- CS12 Sustainable neighbourhoods
- CS13 Housing density, mix and standards

7.4 Blackpool Local Plan 2011-2016 (Local Plan)

7.4.1 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 adopted. The following saved policies are most relevant to this application:

- LQ1 Lifting the quality of design
- BH3 Residential and visitor amenity
- HN5 Conversions and sub-divisions
- AS1 Access, parking and highway safety

7.5 Blackpool Local Plan Part 2: Site Allocations and Development Management Policies (Part 2)

7.5.1 The Blackpool Local Plan Part 2 (Part 2) was the subject of independent Examination in Public in December 2021. The Inspector has now issued his comments and the Council has

now consulted on minor modifications. It is anticipated that Part 2 will be adopted in Spring 2023. As such, significant weight can be attached to the emerging policies in accordance with the provisions of paragraph 48 of the National Planning Policy Framework. The following emerging policies in Part 2 are most relevant to this application:

- DM5 Residential Conversions and Sub-Divisions
- DM17 Design Principles
- DM20 Extensions and Alterations
- DM21 Landscaping
- DM41 Transport Requirements for New Development

7.6 Other Documents

- 7.6.1 New Homes from Old Places Supplementary Planning Document – this document was adopted in March 2011 and sets out the Council’s minimum design and amenity standards for new homes created through conversion.
- 7.6.2 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.
- 7.6.3 Blackpool Council declared a Climate Change Emergency in June 2019 and are committed to ensuring that approaches to planning decisions are in line with a shift to zero carbon by 2030.
- 7.6.4 Blackpool Council adopted the Blackpool Green and Blue Infrastructure Strategy in 2019. The Green and Blue Infrastructure Strategy sets out six objectives for Blackpool in terms of green infrastructure:
- Protect and enhance the green and blue infrastructure i.e. protecting the best and enhancing the rest.
 - Create and restore the green and blue infrastructure i.e. greening the grey and creating new green and blue infrastructure in areas where it is most needed.
 - Connect and link green and blue infrastructure i.e. making the links, improving connectivity and accessibility of green and blue infrastructure.
 - Promote green and blue infrastructure i.e. changing behaviour, promoting the benefits of green and blue infrastructure and encouraging greater uptake of outdoor activity and volunteering.
- 7.6.5 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.
- 7.6.6 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.
- 7.6.7 The Environment Act 2021 makes provision for all planning permissions to be conditional on the provision of biodiversity net gain. Whilst there is, as yet, not requirement set out in statute, the Government’s clear intention is a material planning consideration. The Council

will therefore seek to secure biodiversity net gains where practicable in advance of this becoming a statutory requirement.

8.0 CONSULTEE RESPONSES

8.1 Blackpool Clinical Commissioning Group has requested a commuted sum of £2,631 towards general practice services (the reconfiguration at Stonyhill Medical Practice/Harrowside surgery for additional clinical capacity) as the proposal will have a direct impact on it and requires mitigation.

8.2 Highways requires the existing gap in the front boundary wall to be widened to 4 metres at its southern end to give drivers pulling out on to Lytham Road a better chance of seeing pedestrians on the footway and the proposal will significantly increase the amount of parking space and therefore, activity in and out.

8.3 Local Education Authority: no contribution towards local provision sought.

9.0 REPRESENTATIONS

9.1 Neighbours notified: 15/11/21

9.2 Site notice posted: 17/11/21

9.3 An objection has been received from number 584 Lytham Road raising the following issues:

- It is gross over development of the site;
- 23 people will cause nuisance and noise, litter and waste management problems;
- their house is attached to the building so what assurances are in place concerning soundproofing to current building regulations to protect them from the noise of 23 people

10.0 ASSESSMENT

10.1 Principle

10.1.1 The former care home is in a mainly residential area and use of the property for residential purposes is acceptable in principle.

10.1.2 The Council's New Homes from Old Places Supplementary Planning Document establishes a threshold of 160sqm original floorspace below which subdivision is unacceptable. The property is well over this minimum threshold.

10.1.4 Policy CS14 of the Core Strategy requires housing schemes of between 3 and 14 units to make a financial contribution towards affordable housing provision. This requirement is to be detailed in an SPD. However, as there is currently no Supplementary Planning Document in place, the Council is unable to calculate and require contributions at the present time. The scheme, at 10 flat could generate a need for a contribution towards local education provision, however the Local Education Authority has been consulted and advises that it would not seek a developer contribution towards school places for this scheme given the

small number of dwellings being proposed, and the fact that seven of the proposed 10 flats will contain two bedrooms.

10.1.5 In terms of health provision, the Clinical Commissioning Group has requested £2,631 towards reconfiguration at Stonyhill Medical Practice/Harrowside surgery for additional clinical capacity. The practices are located in South Shore Primary Care Centre less than 0.2 miles from the development and would therefore be the practices where the majority of the new residents register for general medical services. The NHS has asked for a full contribution for the number of people likely to occupy the flats. It states that both of these medical practices are at maximum capacity (although they cannot refuse to take new patients who live within their catchment area without formally closing their lists). Plans and tenders are currently being prepared for internal alterations to create additional clinical consulting rooms and treatment rooms at South Shore Primary Care Centre to increase rooms to accommodate more staff. Without these alterations the practices cannot recruit to continue to provide services for a growing population. It is therefore considered that the NHS has justified the contribution request and this will need to be secured via a Section 106 legal agreement signed prior to any permission being issued.

10.1.6 A financial contribution towards the provision or improvement of public open space is however required of £7,396. This will also need to be secured via a Section 106 legal agreement.

10.2 Amenity

10.2.1 The New Homes from Old Places Supplementary Planning Document states that larger developments are expected to provide a mix of one, two and three plus bedroom units and all units must be self-contained. The scheme is ten units in total and proposes one number one-bed flat seven two bed flats and two three bed flats which is considered an acceptable mix in accordance with policy.

10.2.2 The Supplementary Planning document also states to rebalance the housing mix and create sustainable neighbourhoods the Council will discourage the development through conversion and sub-division of properties into relatively small units and encourage larger flats and family homes. The Council will achieve this by applying floor-space thresholds based on the size of the original property to determine the number of residential units which can be created through conversion or sub-division. All of the flats comply with the Department for Communities and Local Government National Technical Housing Standards, and where relevant the New Homes from Old Places Supplementary Planning Document in terms of floor area.

10.2.3 There have been a number of inappropriate extensions added to the property. Amended plans have been received demolishing more of these than originally proposed, most notably a conservatory addition that linked the main building to a building in the rear garden area. The removal of this building has significantly increased and improved the amenity space available for the flats to the rear along with better placed storage for bins and cycles. Removal of the remaining non-original extensions would not result in the gain of sufficient meaningful amenity space to justify the alterations.

10.2.4 The proposal will not result in increased overlooking to any surrounding properties. The bullseye in the rear (east) elevation of the coach house will be reinstated which will look at first floor level towards the rear gardens of the properties on Mayfield Avenue (across a rear alley). This is proposed to be obscure glazed and can be controlled by a planning condition.

Light to the room this serves will also be provided by a new roof light (conditioned to be flush fitting conservation style).

- 10.2.5 Within the scheme the normal interface distance of 21 metres between facing windows is not met between some of the ground floor windows between flats 2 and 4 with flat 7 opposite. However, removal of the conservatory has allowed more outside space to be created for the flats which incorporates a timber trellis with planting between them and therefore will prevent views between the windows. This is considered acceptable. It would not be practicable to increase this interface distance and so it must be accepted to secure a beneficial use for the building.

10.3 Visual Impact

- 10.3.1 As stated above, a number of incremental and inappropriate additions and alterations have been made to the property over the years. The initial plans proposed removing the sun lounge on the front of the property but retained and converted all the additions at the rear and side.
- 10.3.2 The original two storey coach house belonging to the property sits in the rear garden and is visible down the north side of the property. The ground floor of the coach house is obscured by a modern flat roof side extension which links it to the side of the main house. The outline of the original bullseye window is still visible on its east elevation but it has sadly been largely bricked up and a small square window inserted in it. A modern outbuilding has also been erected in the rear garden (not visible from outside the site) with a north light style roof (though it faces west). This is the building currently linked to the main property by the unusual hexagonal conservatory which sits in the middle of the rear garden.
- 10.3.3 To the front of the property above the sun lounge a more modern bay window has been installed where there would originally have been a mullioned window matching that below it (currently not readily visible from outside as it is behind the sun lounge extension). The original entrance to the villa would have been via the porch on the side (north) elevation, however the building is currently entered via a door in the flat roof two storey link extension between the two properties.
- 10.3.4 Following a site meeting and negotiations with the agent amended plans have been received to improve the scheme as submitted. Access to the rear of the property is not available to the public, the main and most important elevation visually is considered to be the front elevation facing Lytham Road and secondly, the side (north elevation) which would originally would have been the main entrance to the property.
- 10.3.5 As well as the sun lounge being removed, the amendments secure the bay window above it being reinstated to match the mullioned window below, as it would originally have been built. The barge boards on the gable above are to be reinstated and new windows added at first floor to the left of the gable to balance out the front elevation. The modern flat roof extension at the side visible from the front of the property will be removed entirely allowing the full front elevation of the coach house to be visible from the front of the property as it once would have been.
- 10.3.6 Ideally the flat roof link between the two properties would be removed to allow number 580 Lytham Road to stand in isolation, however following site meetings and viewing the internal layout of the property it is clear it would almost be impossible to remove it as over the years the link has become an integral part of the buildings as combined. The link is however

recessed from the front elevations of the two properties so it is only readily visible when the two buildings are viewed straight onwards. When the site is approached from the north or south along Lytham Road it is not highly visible. Improvements have however been made to the plans to minimise its impact. This includes removing the window in it and ensuring that it is not white rendered, but rather retained as is in hanging slates so its dark colour ensures it remains visually recessed and attention is not drawn to it. In addition the amended plans show a much improved entrance to the flats (which was previously shown to be retained as a poor flat roof canopy with thin support) with a much more substantial canopy with a pitched roof over and bargeboards to match that of the main villa. The new pitched roof will go some way to further mask the link between the properties as well as articulating the entrance to the building much more clearly on the front elevation. The original and amended plans below show the improvements made to the front elevation of the scheme since it was originally submitted and how small changes to detailing and fenestration have significantly improved the quality of the scheme.



Above: Plans as originally submitted.



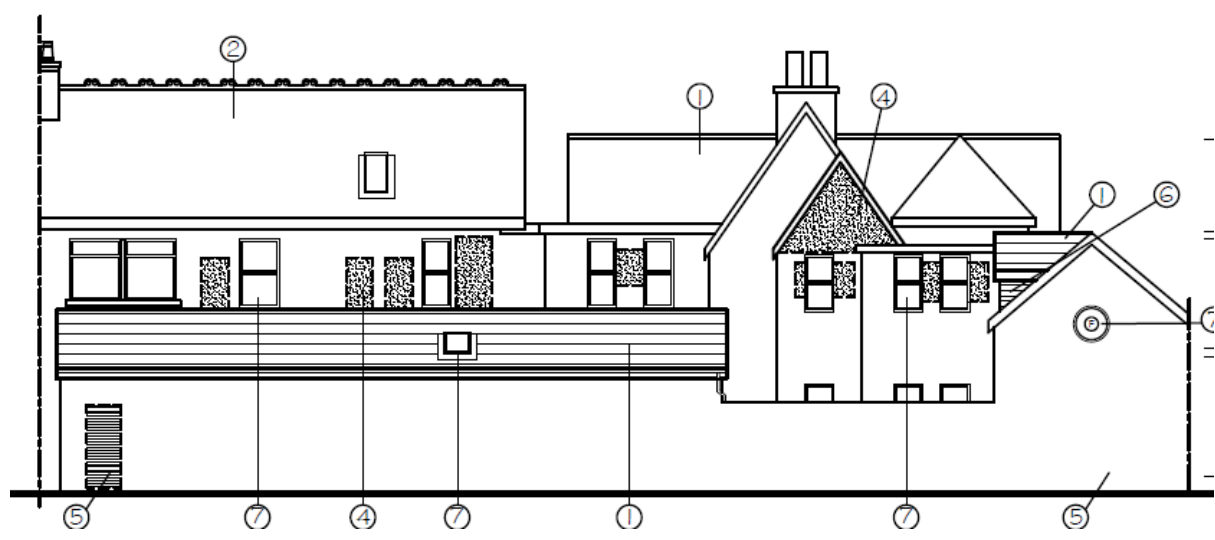
Above: Plans as amended.

10.3.5 To the rear of the building, more of the existing rear extensions are being demolished than originally proposed. Ideally, even more of these would be demolished, but again, having reviewed the proposal and been inside the building it is difficult to see how a successful scheme could be achieved for the two buildings together without the links that remain. The rear of the property is not visible from any public vantage points, so the aim has been to enhance the scheme wherever possible. This has included added pitched roofs to flat roofs wherever possible, reinstating the bullseye window in the coach house and amending the fenestration so that the window proportions are appropriate to the character of the building, including in the modern extensions. A condition is proposed to ensure the profile (reveal) of the new windows matches that as exists.

10.3.6 The outbuilding in the garden will remain but with the north light style roof amended to a more appropriate traditional pitched roof and now detached from the rest of the building with a good area of outdoor space. The plans below illustrate the changes that have been made to the rear elevation since originally submitted.



Above: Plans as originally submitted



Above: Plans as amended.

10.3.7 It is clear that the proposal will enhance the locally listed building in accordance with the National Planning Policy Framework as a heritage asset, Core Strategy Policy CS8.

10.4 Access, Highway Safety and Parking

10.4.1 There are two access points to the site from Lytham Road which would remain. The amended plans show the southern access being widened to 4m as requested by Highways to enable better visibility of pedestrians on the footway and near the bus stop. The implementation of this can be controlled by condition. 12 parking spaces would be provided to serve 10 flats and one disabled space. This is slightly short of the 150% parking in the parking standards for flat developments, however there is no opportunity to create anymore on site. However, the site is in an accessible location very close to shops and services and with a regular bus service available from the bus stop immediately outside the property and a short walk across the road in the other direction. Cycle storage would be provided on site. As such, whilst the slight lack of parking is unfortunate, it is unavoidable and can be accepted in this instance. The scheme is not anticipated to have any detrimental impacts on highway safety or function.

10.5 Other Issues

10.5.1 No drainage or flood risk issues identified.

10.5.2 No ecological impacts would result from the development. There are four trees currently on the site, three on the south boundary of the car park and one on the site frontage. It is currently proposed to retain the three trees and planting on the southern boundary and if possible the fourth tree inside the front boundary. It is accepted that as conversion works progress and the parking spaces are marked out it may not be possible to keep the fourth tree due to its position projecting out into the vehicle manoeuvring areas but will be retained if possible. This tree would not warrant protection by a Tree Preservation Order and this situation is therefore accepted. A condition in relation to tree protection is proposed.

10.5.3 Air, land and water quality would be unaffected and the site would not be expected to be at undue risk from such.

10.5.4 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).

10.5.5 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.

10.5.6 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.

10.6 Sustainability and planning balance appraisal

- 10.6.1 Sustainability comprises economic, environmental and social components.
- 10.6.2 Economically the scheme would have a very limited impact but the creation of new residential units would help to support local shops and services and some employment would be generated during conversion.
- 10.6.3 Environmentally, the external alterations would be acceptable and would certainly enhance the locally listed building. There would be no detrimental impact on drainage and environmental quality and biodiversity would not be materially affected. There is no reason to suppose that residents would be dependent upon private car use.
- 10.6.4 Socially, the scheme would provide accommodation offering a decent standard of living and would contribute towards the borough's housing needs albeit to a negligible extent. No impacts on highway safety or flood risk are anticipated.

11.0 FINANCIAL CONSIDERATIONS

- 11.1 The accommodation would generate Council Tax revenue but this is not a material planning consideration and carries no weight in the planning balance.

12.0 CONCLUSION

- 12.1 As set out above, the scheme is judged to represent sustainable development and no other material planning considerations have been identified that would outweigh this assessment. On this basis, planning permission should be granted.

13.0 RECOMMENDATION

- 12.1 Resolve to support the application and delegate approval to the Head of Development Management subject to the signing of a Section 106 legal agreement to secure contributions to Public Open Space and health and 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 recorded as received by the Council on 9th November 2021.

Proposed site GA ref. A021/273/P/01 Rev B

Proposed elevations ref. A021/273/P/02 Rev A

Proposed ground floor plan option 2 ref. A021/273/P/03 Rev A

Proposed first floor plan ref. A021/273/P/04 Rev A

Proposed second floor plan ref. A021/273/P/05 Rev A

Proposed soft landscaping ref. A021/273/P/06 Rev B

Proposed hard landscaping ref. A021/273/P/07

Proposed entrance ref. A021/273/P/08

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 as specified on the approved plans detailed at condition 2 of this permission, unless otherwise first submitted to and agreed in writing by the Local Planning Authority prior to the commencement of any above ground construction.

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 No flat/maisonette shall be occupied until all of the internal and external alterations shown on the approved plans have been carried out in full and in full accordance with the approved details.

Reason: In order to ensure that the accommodation provides an adequate standard of residential amenity to improve the external appearance of the property and ensure that it has appropriate residential character in accordance with Policies CS7, CS12 and CS13 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027, Policies LQ1, LQ14, BH3 and HN5 of the Blackpool Local Plan 2001-2016, and the Council's New Homes from Old Places Supplementary Planning Document 2011.

- 5 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.

- 6 Before the development hereby approved is first brought into use the cycle and refuse storage areas shown on plan ref. A021/273/P/07 shall be provided and shall thereafter be retained and maintained as such.

Reason: In the interest of the appearance of the site and locality and to safeguard the amenities of nearby residents in accordance with 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.

- 7 The glazing in the bullseye window to be reinstated at first floor in the east elevation of the former coach house (shown to serve the main bedroom of Flat 6 and labelled 'F' on approved plan ref: A021/273/P/02 Rev A) shall be at all times obscure glazed to a level of 5 (where 1 is entirely transparent and 5 is entirely obscured) and fixed permanently closed.

Reason: In order to safeguard the privacy of nearby residents in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy BH3 of the Blackpool Local Plan 2001-2016.

8 Prior to the first occupation or use of the development hereby approved:

(a) the landscaping scheme as shown on plan ref. A021/273/P/06 Rev B shall be implemented in full and in full accordance with the approved details; and

(b) 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.

9 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.

10 Prior to the development hereby approved being first brought into use, the southern access point to Lytham Road shall be widened as shown on the approved plan(s) and shall thereafter be retained as such.

Reason: In order to ensure safe access to and egress from the site is available in the interests of highway safety in accordance with the provisions of Policies 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 The windows in no. 580 Lytham Road shall have flush casements and the new rooflight to Flat 6 (labelled number 8 on the proposed elevations plan ref: A021/273/P/02 Rev A) shall be flush fitting.

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.

12 Prior to any part of the development hereby approved being first brought into use, the parts of the building shown to be removed on the approved plans shall be demolished and any materials not being reused on site shall be removed from the land.

Reason: In the interests and character of the Locally Listed Building and in accordance with Policies CS7 and CS8 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy LQ1 of the Blackpool Local Plan 2001-2016.

- 13 Notwithstanding the provisions of condition 11 to this permission, the new windows and doors hereby approved shall be recessed behind the front face of the elevation in which they are set by the same degree as the existing windows and doors in that elevation.

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.

- 14 During construction the trees to be retained as shown on the approved soft landscaping plan ref A021/273/P/06 Rev B shall be protected by 1.2 metre high fencing as specified in paragraph 8.2.2 of British Standard BS5837:2012 at a distance from the tree trunk equivalent to the outermost limit of the brace spread, or at a distance from the tree trunk equal to half the height of the tree (whichever is further from the tree trunk), or as may otherwise be agreed in writing with the Local Planning Authority. No construction materials, spoil, rubbish, vehicles or equipment shall be stored or tipped within the area(s) so fenced. All excavations within the area so fenced shall be carried out by hand.

Reason: To secure the protection, throughout the time that the development is being carried out, of trees growing within the site which are of amenity value to the area, in accordance with Policies CS6 and CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy LQ6 of the Blackpool Local Plan 2001-2016.

ADVICE NOTES TO DEVELOPER

1. The grant of planning permission will require the developer to enter into an appropriate Legal Agreement with Blackpool Borough Council acting as Highway Authority. The Highway Authority may also wish to implement their right to design all works within the highway relating to this proposal. The applicant is advised to contact the Council's Highways and Traffic team via email to highwaysandtraffic@blackpool.gov.uk or by telephone on 01253 477477 in the first instance to ascertain the details of such an agreement and the information provided.
2. Please note that any address changes or new addresses needed as a result of this development must be agreed by the Council. Please contact the Council on 01253 477477 for further information.
3. Blackpool Council operates a refuse collection and recycling service through the use of wheeled bins. Developers of new residential properties, including conversions, will be required to provide these bins. Contact should be made with the Council's Waste Services team via email to waste@blackpool.gov.uk or by telephone to 01253 477477 for further advice and to purchase the bins required.