

Report to:

PLANNING COMMITTEE

Relevant Officer:

Susan Parker, Head of Development Management

Date of Meeting:

7 March 2023

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.

3.2 Is the recommendation contrary to a plan or strategy adopted or approved by the Council? No

3.3 Is the recommendation in accordance with the Council's approved budget? Yes

4.0 Other alternative options to be considered:

4.1 None, the report is for information only.

5.0 Council Priority:

5.1 The relevant Council priorities are:

- "The economy: Maximising growth and opportunity across Blackpool"
- "Communities: Creating stronger communities and increasing resilience"

6.0 Planning Appeals Lodged

6.1.1 22/0432 – Land adjacent to Central Pier, Blackpool - Retention of single storey building, canopy, decking, and boundary treatment and use of premises as a bar and external seating area.

An appeal has been lodged by Blackpool Pier Company against the Council's refusal of planning permission.

- 6.1.2 22/0637 – 290 Queens Promenade, Blackpool FY2 9AZ - Erection of two storey side and rear extension with balcony to front, single storey rear extension and loft conversion following demolition of existing side garage.

An appeal has been lodged by Mr & Mrs Allvey against the Council's refusal of planning permission

- 6.1.3 22/0637 – 25 Annesley Avenue, Blackpool FY4 7JD - Erection of a first floor extension to the front of the dwelling and associated external alterations to fenestration to side.

An appeal has been lodged by Mr Kennerley against the Council's refusal of planning permission.

- 6.1.4 22/0827 – 11 Sandhills Avenue, Blackpool FY4 1QQ - Erection of a single storey rear extension. (Retrospective)

An appeal has been lodged by Mr Powell and Miss McLaren against the Council's refusal of planning permission

- 6.1.5 22/0054 – Former Bagleys Garden Centre, Midgeland Road, Blackpool FY4 5HE - Erection of 5 detached bungalows for people over the age of 55, with associated garages, landscaping and utilising existing access from Midgeland Road (via Birchwood Gardens).

An appeal has been lodged by Demac Housing Limited against the Council's refusal of planning permission

7.0 Planning/Enforcement Appeals Determined

- 7.1 22/0554 – 144 Vicarage Lane - Display of 1no. 3m x 6m internally illuminated static LED digital advertisement screen to the side of dwelling.

Appeal Dismissed

The Inspector noted that the proposed sign would be viewed in the context of the existing vertical signs associated with the adjacent businesses, and the numerous lighting columns along the road and in the car park. Nonetheless, the advertisement would be large in size, and the proposed digital format with changing images would introduce a new and highly prominent feature in the streetscene.

Although it would fit on the side of the host building, the large scale of the sign would dominate the gable wall. It would appear out of proportion when compared with the small scale features of the houses along Vicarage Lane. In addition, the display would introduce a commercialised presence which, aside from the signage linked to existing businesses, is largely absent in this area.

Further, the proposed form of advertising is not typical of this part of Blackpool. The suggested removal of signage elsewhere does not provide a reason to allow a new display, which would be uncharacteristic of this area and harmful to visual amenity. Comparison to

an appeal allowed for signage on Waterloo road was dismissed as non-comparative.

Owing to its large size, siting and format, the Inspector concluded that the proposal would cause unacceptable harm to the visual amenity of the area. It would appear out of character and would add visual clutter to this predominately residential area.

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

7.3 Does the information submitted include any exempt information? No

7.4 22/0432 23 Ackroyd Place, Blackpool - Installation of window to front elevation and use of garage as ancillary living accommodation.

Appeal Dismissed

The Inspector agreed that the main issue is the effect of the proposal on the character and appearance of the area.

She stated that the extensive hardstanding frontage parking would be visually dominant and unsympathetic to the dwelling. Taking into account the length of the driveway and the projecting bay window to the living room, larger cars would likely need to park close to the windows to avoid protruding into the road and they would obscure much of the ground floor habitable room windows. Consequently, increased frontage parking would not be well related to the dwelling but rather it would be a discordant, awkward and visually obtrusive arrangement.

No 23 is towards the end of a private cul-de-sac, but there is pedestrian access along Ackroyd Place from Marples Drive and the proposal would be prominently sited to the front of the property adjacent to the carriageway. The increase in the hard built environment and the reduction in green infrastructure would not add to the overall quality of the area. The proposal would not make a positive contribution to local distinctiveness or sense of place.

The Council considers that the proposal would set a precedent for similar schemes to come forward that would cumulatively result in harm to visual amenity. Properties in the area tend to be closely spaced with relatively small frontages, generally with a greater proportion of hardstanding than soft landscaping. Incremental increases in hardstanding frontage parking at the expense of soft landscaping would result in cumulative adverse effects on the character and appearance of the area. The Inspector found that there is a reasonable prospect of similar development coming forward in this area if the appeal was allowed and it would be difficult for the Council to resist similar applications. As such, the proposal would be likely to result in cumulative visual harm.

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

7.6 Does the information submitted include any exempt information? No

8.0 List of Appendices:

8.1 None.

9.0 Financial considerations:

9.1 None.

10.0 Legal considerations:

10.1 None.

11.0 Risk management considerations:

11.1 None.

12.0 Sustainability, climate change and environmental considerations:

12.1 None.

13.0 Internal/external consultation undertaken:

13.1 None.

14.0 Background papers:

14.1 None.