

Report to:	PLANNING COMMITTEE
Relevant Officer:	Susan Parker, Head of Development Management
Date of Meeting:	27 February 2024

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

6.0 Planning/Enforcement Appeals Lodged

- 6.1 20/8471 – 8 Gynn Avenue, Blackpool, FY1 2LD - The material change of use from a guesthouse to 5 self-contained permanent flats, without planning permission.

An appeal has been lodged by Mr Ian Roche against an Enforcement Notice served by Blackpool Council on 20 October 2023

- 6.2 18/8363 – Central Pier, Promenade, Blackpool, FY1 5BB-, The use of the land for the siting of an outdoor bar with seating area, decking, balustrading, containers, canopy and boundary treatment, without planning permission.

An appeal has been lodged by Mr Mark Marshall against an Enforcement Notice served by Blackpool Council on 28 November 2023.

- 6.3 22/8252 – 51 Bond Street, Blackpool, FY4 1BW - The use of the property as a self-contained holiday let, without planning permission.

An appeal has been lodged by Mr James Cheston against an Enforcement Notice served by Blackpool Council on 28 November 2023.

- 6.4 23/0165 – 22 Gynn Avenue, Blackpool, FY12LD -Use of premises as 1no. serviced holiday accommodation unit.

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

7.0 Planning/Enforcement Appeals Determined

- 7.1 23/0550 56 Maplewood Drive, Blackpool, FY5 1PW. - Erection of carport to side elevation with balcony above.

Appeal Dismissed

The Inspector agreed that the main issues are the effect of the proposed car port and balcony on the character and appearance of the area around Maplewood Drive.

There is an existing unauthorised car port and balcony surround which is readily visible when viewed from the south-west and, north-west along Maplewood Drive. The scale, design and materials used present an incongruous addition to the bungalow within the wider street scene at the northern end of Maplewood Drive, which is characterised primarily by traditional brick and/or render-faced bungalows, with pitched or hipped roofs. The Inspector acknowledged that the proposed replacement surround to the balcony, with a shallow-pitched, tiled 'roof' appearance, would be more in keeping and less prominent than the existing situation. However, the unsympathetic composite cladding to the pillars would remain and the obscure glazed element of the balcony surround would also still appear

prominent and somewhat alien in its surroundings, both in respect of the main bungalow and the neighbouring buildings. Moreover, the glazing would cut across the pitch of the main roof at both the front and rear, which would result in a complex and awkward visual juxtaposition.

The Inspector concluded that the proposed car port and balcony would be harmful to the character and appearance of the host property and the surrounding local area. It would not be appropriate in terms of scale, appearance, and materials, nor with regard to its relationship to the main bungalow.

7.2 23/0205 (Appeal A) and 23/0206 (Appeal B) Pavement outside 53 Topping Street. – Installation of telephone kiosk and ancillary advertisement display.

Both appeals dismissed

The Inspector agreed that the main issue for Appeal A was the character and appearance of the Town Centre Conservation Area and the highways impact on pedestrian movement. The main issue for Appeal B was the effect of the proposed advertisement on the character, appearance and amenity of the CA. The Inspector stated that street furniture is limited to low-level features such cycle racks, seats, planters, bollards and bins. By virtue of its height, design and prominence the kiosk would conflict with the context of these elements, and would be harmful to the character and appearance of the street. Moreover, it would, on the basis of its size and prominence, appear as an element of clutter, out of scale with the other low-level and low-key items of street furniture. In addition, the scale and design of the advertisement element on the southern side of the kiosk, would appear out of character with the traditional frontage of No 53 itself, in the context of which it would be most clearly seen.

The Inspector noted with regard to highways impact that by virtue of its limited footprint and siting in line with a number of other items of street furniture, the kiosk would not represent a significant obstruction to free pedestrian movement along the street, however the Inspector concluded that having balanced potential benefits of the proposal against its impact on the character, appearance and visual amenity of the area. In this case, I consider that, whilst the kiosk would have a neutral effect on highway safety, it would be harmful to the character and appearance of Topping Street and the wider Conservation Area, and any benefits would not outweigh the harm identified.

7.3 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 Equalities considerations and the impact of this decision for our children and young people:

12.1 None.

13.0 Sustainability, climate change and environmental considerations:

13.1 None.

14.0 Internal/external consultation undertaken:

14.1 None.

15.0 Background papers:

15.1 None.