

Blackpool Council



Town and Country Planning Act 1990
Town and Country Planning General Regulations 1992

PLANNING PERMISSION

This permission does not grant approval under Building Regulations

PART 1 : PARTICULARS OF DEVELOPMENT

PROPOSAL: Erection of a detached bungalow including car parking and landscaping with vehicle turning area and vehicle access between 125 & 127 Powell Avenue following demolition of existing garage.

LOCATION: 150 HARCOURT ROAD, BLACKPOOL, FY4 3HN

DATE OF APPLICATION: 05/06/19

APPLICATION NUMBER: 19/0384

PART 2 : PARTICULARS OF DECISION

Blackpool Borough Council as Local Planning Authority gives notice that PERMISSION HAS BEEN GRANTED for the development referred to in Part 1 in accordance with the application and plans submitted subject to the following conditions (if any) :

- 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:

Location Plan received by the Council on 06 June 2019

Drawings numbered A016/148/P/01 Rev F, A016/148/P/02 Rev F

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

- 3 Details of materials to be used on the external elevations shall be submitted to and agreed in writing by the Local Planning Authority prior to any works commencing above ground level and the development shall thereafter proceed in full accordance with these agreed details.



Planning Division
P.O. Box 17
Corporation Street
Blackpool, FY3 1LZ

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

4

a) No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details shall include any proposed changes to existing ground levels, means of enclosure and boundary treatment, areas of soft landscaping, hard surfaced areas and materials, planting plans specifications and schedules (including plant size, species and number/ densities), existing landscaping to be retained, and shall show how account has been taken of any underground services.

b) The landscaping works shall be carried out in accordance with the approved details within the first planting season following completion of the development hereby approved or in accordance with a programme agreed in writing by the Local Planning Authority (whichever is sooner.)

c) Any trees or shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die, or become severely damaged or seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its written consent to any variation.

Reason. To ensure 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 with regards to Policy LQ6 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

5

(a) Prior to the development hereby approved being first brought into use the car parking provision and turning area shown on the approved plans shall be provided and shall thereafter be retained.

(b) Details of the surfacing works to the site access and within the site to provide the parking and turning areas shall be submitted to and approved in writing prior to the commencement of development and the approved details shall be provided prior to the approved dwelling first being occupied and retained thereafter.

Reason: In the interests of the appearance of the locality and highway safety, in accordance with Policies LQ1 and AS1 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027

6

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) no enlargement of the bungalows the subject of this permission shall be carried out without the written approval of the Local Planning Authority.

Reason: To safeguard the living conditions of the occupants of nearby residential premises, in accordance with Policy BH3 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

7

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) no change of use from Use Class C3 (the subject of this permission) 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 BH3 and HN5 of the Blackpool Local Plan 2001-2016 and Policies CS7, CS12 and CS13 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

8

Prior to any foundations being laid details of foul water drainage shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be completed prior to the first occupation of the building and maintained and managed in accordance with the approved details thereafter.

Reason: To secure proper drainage and to reduce the risk of flooding and pollution and to improve bathing water quality standards on the Fylde Coast in accordance with Policy CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

9

No trees shall be felled or vegetation cleared during the main bird nesting season (March to July inclusive) unless the absence of nesting birds has first been established by a suitably qualified and experienced ecologist and agreed in writing by the Local Planning Authority.

Reason: In the interests of safeguarding biodiversity in accordance with the provisions of paragraphs 170 and 175 of the NPPF and and Policy CS6 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027

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(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 the following:

(i) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;

(ii) 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;

(iii) A determination of the lifetime of the development design storm period and intensity (1 in 30 & 1 in 100 year + allowance for climate change - see EA advice Flood risk assessments: climate change allowances'), discharge rates and volumes (both pre and post development),

temporary storage facilities, means of access for maintenance and easements where applicable, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of flood levels in AOD;

(iv) A demonstration that the surface water run-off would not exceed the equivalent greenfield rate or a rate to be first agreed in writing by United Utilities.

(v) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);

(vi) Flood water exceedance routes, both on and off site;

(vii) A timetable for implementation, including phasing where applicable;

(viii) Details of water quality controls, where applicable.

(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

ARTICLE 35 STATEMENT (NATIONAL PLANNING POLICY FRAMEWORK para 38)

The Local Planning Authority has sought to secure a sustainable development that would improve the economic, social and environmental conditions of Blackpool as evidenced on the application assessment sheet which can be viewed on the Council's website.

THE PLANS TO WHICH THIS DECISION RELATES

See condition 2 of this permission

Location Plan received by the Council on 06 June 2019

Drawings numbered A016/148/P/01 Rev F, A016/148/P/02 Rev F

DATE OF DECISION : 15/08/2019

Signed:

A handwritten signature in black ink, appearing to read 'C. Packer'.

HEAD OF PLANNING QUALITY & CONTROL

Name and address of Applicant

Mr & Mrs Packer
481 Clifton Drive North
St Annes
FY8 2PS

Name and address of Agent (if any):

Mr David Hadwin
Keystone Design Associates Ltd
261 Church Street
Blackpool
FY1 3PB

DEVELOPMENT MANAGEMENT PROCEDURE (ENGLAND) ORDER 2010

PART 2

TOWN AND COUNTRY PLANNING ACT 1990

Notification to be sent to an applicant when a local planning authority refuse planning permission or grant it subject to conditions (*To be endorsed on notices of decision*)

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990. If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals must be made using the appropriate form, for this appeal you will need to complete the Planning Appeal Form, which you can obtain from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.gov.uk/appeal-planning-inspectorate. When you request the form you must state which form you require.
- The Secretary of State can allow a longer period for giving notice of an appeal, but they will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to them that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Blackpool Council

APPROVAL OF DETAILS / DISCHARGE OF CONDITIONS

This note explains a recent change in the way conditions on the attached planning permission granted in Blackpool will be discharged.

In April 2008 a number of changes were introduced by the Government including provision for charging a fee to discharge the conditions imposed on planning permissions. As from 1st August 2008 Blackpool Council has made this change which involves a £34 fee to discharge one (or more) conditions imposed on a householder planning permission and £116 to discharge one (or more) conditions imposed on a non-householder planning permission. The charge is imposed for each request to discharge, and allows for several conditions to be dealt with in one go whilst only incurring the single charge.

The fee should be submitted at the same time as the details to discharge the condition(s) and in the absence of the appropriate fee no response by the Council can be given.

Please note that the commencement of the development or first use/ occupation of the development without first having all relevant conditions discharged would mean that the development itself is unauthorised and may be liable to subsequent enforcement proceedings.

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Blackpool Council
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Planning Department



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Blackpool Council

PLANNING AND BUILDING CONTROL

THE NEXT STEPBUILDING REGULATIONS APPROVAL

Now that you have received Planning Permission please note that a Building Regulations Application may be required, dependent on the nature of the work.

Please contact our helpful Building Control Team to discuss your proposals. We will be pleased to give advice and a quote for providing the Building Control Service.

BUILDING CONTROL DIVISION
PLANNING DEPARTMENT
PO BOX 17
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BLACKPOOL
FY1 1LZ

*"Blackpool Building Control
prides itself on its proactive
customer focussed approach"*

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