



TOWN AND COUNTRY PLANNING DECISION NOTICE

TOWN AND COUNTRY PLANNING ACT 1990

THE APPLICATION

Applicant:

Mr Aftab Hussain

124 Preston New Road

Blackburn

BB2 6BU

Agent:

Hussain Architectural Design Ltd

44 Standish Street

Burnley

BB11 1AP

Full Planning Application

FOR:

Proposed new access and dropped kerb and stairs/ramp to the existing property

AT:

124 Preston New Road

BLACKBURN

BB2 6BU

APPLICATION REFERENCE NUMBER: **10/17/1519**

The application was received: **19/12/2017**

THE DECISION

Date of Decision: 15/03/2018

In pursuance of their powers under the above Act, the Council

REFUSES

consent for the above development in accordance with the details given on the application form and submitted plans. Permission is refused for the following REASONS:

1. The proposed development would necessitate the loss of a tree within the front garden protected by a Tree Preservation Order. No Arboricultural Report has been

submitted with the application, and therefore there is no justification to support the removal of the tree. As such the proposal is contrary to Policy 9 of the Local Plan Part 2 (adopted December 2015).

2. The proposed development would cause unnecessary harm and pose safety risks when vehicles are reversing in or out of the access, and is at the detriment to other highway users. As such the proposal is contrary to Policy 10 of the Local Plan Part 2 (adopted December 2015).

Your attention is drawn to the NOTES attached.

PLEASE NOTE:

The Local Planning Authority operates a pre-planning application advice service. All applicants are encouraged to engage with the Local Planning Authority at pre-planning application stage. As part of the determination of this planning application the Local Planning Authority endeavoured to work pro-actively and positively with the applicant in trying to resolve all the issues raised by the proposals. The Local Planning Authority has considered the application. The possibility of either the imposition of planning conditions and/or the making of reasonable amendments to the application have been explored in order to deliver a sustainable form of development in accordance with the NPPF.

Town and Country Planning (Written Representations) Regulations 1987

In accordance with the provisions of these Regulations, in the event of an appeal, the Local Authority's copy of the completed appeal form should be sent to:

The Director of Growth & Development, Blackburn with Darwen Borough Council, Town Hall, Blackburn. BB1 7DY



Ian Richardson,
Director of Growth & Development
Blackburn with Darwen Borough Council.