



## TOWN AND COUNTRY PLANNING DECISION NOTICE

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TOWN AND COUNTRY PLANNING ACT 1990

### THE APPLICATION

Applicant:  
Mr Khalid Akber  
The Coach House  
Wellington Street St Johns  
BLACKBURN  
BB1 8AF

Agent:  
Compass Architectural + Consultants Ltd  
Daisyfield Business Centre  
Suite 301  
Appleby Street  
Blackburn  
BB1 3BL

#### Full Planning Application

FOR:

Proposed conversion of existing garage to ground floor and erection of first floor extension to create additional living accommodation.

AT:

The Coach House  
Wellington Street St Johns  
BLACKBURN  
BB1 8AF

APPLICATION REFERENCE NUMBER: **10/17/1390**

The application was received: **15/11/2017**

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### THE DECISION

Date of Decision: 27/03/2018

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, by virtue of a substandard separation distance, fails to secure a satisfactory level of amenity for the occupiers of No. 21 Shear Brow, contrary to Policy 8 of the Blackburn with Darwen Borough Local Plan Part 2 (December 2015) and RES E3 of the Residential Design Guide Supplementary Planning Document (September 2012).

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.