



## TOWN AND COUNTRY PLANNING DECISION NOTICE

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TOWN AND COUNTRY PLANNING ACT 1990

### THE APPLICATION

Applicant:  
Mr B Bentley  
Greenfield Inn  
Lower Barn Street  
DARWEN  
BB3 2HQ

Agent:  
Entwistle Design Services  
7 Edgefield  
Astley Village  
Chorley  
PR7 1XH  
United Kingdom

#### Full Planning Application

FOR:  
Proposed first floor side extension

AT:  
Greenfield Inn  
Lower Barn Street  
DARWEN  
BB3 2HQ

APPLICATION REFERENCE NUMBER: **10/18/0090**

The application was received: **22/01/2018**

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### THE DECISION

Date of Decision: 04/04/2018

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 two storey rear blank gable by virtue of its scale, massing and design would result in the introduction of an incongruous, discordant and unsympathetic addition that fails to respond positively to the inherent character or proportioning of the existing building contrary to policy 11 of the LPP2.
2. The proposed development, by virtue of its size, scale and siting, would result in an unacceptable level of amenity for the neighbouring occupiers of No 8 Tunnel Street by virtue of an overbearing, over dominant impact and loss of light and outlook, contrary to the requirements of Policy 8 of the Blackburn with Darwen Borough Local Plan Part 2

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.