



## TOWN AND COUNTRY PLANNING DECISION NOTICE

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TOWN AND COUNTRY PLANNING ACT 1990

### THE APPLICATION

Applicant:  
Mr Mahmood Chishti  
103 St James Rd  
Blackburn  
BB1 8ES

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

#### Full Planning Application

FOR:  
Proposed first floor side and rear extension

AT:  
103 St James's Road  
BLACKBURN  
BB1 8ES

APPLICATION REFERENCE NUMBER: **10/18/0145**

The application was received: **08/02/2018**

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### THE DECISION

Date of Decision: 05/04/2018

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 development is considered contrary to Policy 11 of the LPP2 and the Residential Design Guide by virtue of its scale and siting resulting in the introduction of an incongruous, discordant and unsympathetic addition that fails to respond positively to the character of the existing building. It is further considered that the development would result in the introduction of an over dominant addition resulting in the visual detriment of the host property and the character and visual amenities of the area.
2. The proposal would result in an incongruous and unsympathetic addition that would result in the visual imbalance of a pair of semi-detached dwellings in a location that is afforded a high level of visual dominance upon approach and within the street scene contrary to Policy 11 of the LPP2.
3. The level of development proposed would be of significant detriment to the character and appearance of the existing dwelling and surrounding area, insofar that the proposed development, when considered cumulatively, would undermine the inherent character of the existing building and be of detriment to the visual amenities and character of the area contrary to Policy 11 of the LPP2 and the Residential Design Guide

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.

