



TOWN AND COUNTRY PLANNING DECISION NOTICE

TOWN AND COUNTRY PLANNING ACT 1990

THE APPLICATION

Applicant:
Mr Hasan Musa
42 Lammack Road
Blackburn
BB1 8JN

Agent:
Younus Khan
6 Longton Street
Blackburn
BB1 1UF

Full Planning Application

FOR:

Proposed conversion of hipped roof to form gable ends, raising the ridge height, new front porch and formation of hardstanding area to front garden

AT:
42 Lammack Road
Blackburn
BB1 8JN

APPLICATION REFERENCE NUMBER: **10/17/1290**

The application was received: **18/10/2017**

THE DECISION

Date of Decision: 06/04/2018

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 roof conversion, by virtue of the altered form and increase in ridge height, fails to respect the context of the existing roofscape along Cuckoo Brow/

Lammack Road, and is considered to be prominent in and detrimental to the street scene and character of the area, contrary to Policy 11 of the Blackburn with Darwen Local Plan Part 2 and the Council's Residential Design Guide Supplementary Planning Document.

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.