

**LIST OF OF APPEAL DECISIONS MADE BY THE PLANNING INSPECTORATE AGAINST BLACKBURN WITH DARWEN'S
DECISIONS FOR THE CALENDAR YEAR OF 2015**

APPLICATION NUMBER	SITE ADDRESS	DEVELOPMENT DESCRIPTION	APPLICATION DECISION	DATE APPEAL LODGED	TYPE OF APPEAL	DATE OF DoE SITE VISIT	DoE DECISION & DATE
10/12/1009	137 Blackburn Road Darwen	Change of use from sandwich shop (A1) to hot food takeaway (A5). Extraction flue at rear.	Refused Delegated 28/11/2012	17/01/2013	Written representations	23/04/2013	ALLOWED - The proposal would not harm the living conditions of neighbouring occupiers with regard to odour & noise & disturbance, therefore it does not conflict with Local Plan Policies R10 or R17. Approved subject to conditions. 14/05/2015
10/13/0493	Bank House, 44 Wellington Street St Johns, Blackburn	Single and double storey extensions to both sides and rear of building with associated alterations	Refused Delegated 07/04/2014	24/09/2014	Written Representations	03/02/2015	ALLOWED: The proposed parking provision & dropping off/picking up arrangements for pupils would not have a significant adverse effect on highway safety or on the convenient movement of road users. As such it would accord with Core Strategy and Local Plan policies H11 & T9 25/02/2015

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10/13/0952	Units D and E Townsmoor Retail Park Great Bolton Street, Blackburn	Variation of condition 2 of planning permission 10.97/0271 to allow the sale of food and drink	Refused Delegated 13/05/2014	08/09/2014	Written Representations	03/02/2015	DISMISSED: The proposal could serve as a precedent for similar schemes the cumulative effect of which could well be noticeable & damaging. 19/02/2015
10/14/0201	22 Pleckgate Road, Blackburn	Erection of single storey lounge extension to rear following demolition of existing conservatory (Retrospective)	Refused P&H 23/06/2014	01/08/2014	Written Representations	03/02/2015	ALLOWED: The proposal would not create unacceptable living conditions in the adjoining dwelling, No24 & is consistent with policies H8 & RESE7 & associated guidance 09/03/2015 AWARD FOR COSTS REFUSED
10/14/0205	71 Wensley Road Blackburn	Installation of new shop fronts with security shutters.	Refused Delegated 24/07/2014	18/11/2014	Written Representations	28/01/2015	DISMISSED: he proposal would harm the character and appearance of the area 09/02/2015

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10/14/0206	235 Accrington Road Blackburn	Change of Use from Domestic Dwelling to A1 Shop with New Shop Front	Refused Delegated 22/07/2014	09/02/2015	Written Representations	27/04/2015	ALLOWED: the proposal would have an acceptable effect on existing shopping centres 18/05/2015
10/14/0325	Land at rear of 146 Sandy Lane Darwen	Certificate of Lawfulness (Existing) residential Use	Refused Delegated 12/06/2014	30/09/2014	Informal Hearing	14/04/2015	DISMISSED: Insufficient evidence was produced concerning the continuity of use over a 10 year period 22/04/2015
10/14/0375	The Village Greens 369 Bolton Rd Edgworth	Demolition of existing timber shop and proposed new shop with first floor living accommodation.	Refused Delegated 09/09/2014	05/02/2015	Written Representations	27/04/2015	ALLOWED: the erection of a two storey building of traditional design and materials to replace the rather dilapidated existing structure would enhance the street scene 13/05/2015

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10/14/0597	Cadshaw Farm A666 Bolton Road Darwen	Remove existing 20m high tree mast & replace with dual user 30m high lattice tower with 6no. multi band antennas & 1no. transmission dish & cable tray gantry with support poles.	Refused Delegated 06/08/2014	01/10/2014	Written Representations	03/12/2014 & 03/01/2015	DISMISSED: the lattice mast would cause significant harm to this part of the moorland landscape 07/01/2015
10/14/0644	71 The Dene Beardwood Blackburn	Proposed side extension (2 storey) and garage extension.	Refused Delegated 10/09/2014	26/11/2014	Written Representations	09/03/2015	DISMISSED:The proposed development would not conflict with the Local Plan concerning its design, scale & effect on the character & appearance of 71 The Dene & the street scene, however it would cause significant harm to the living conditions of residents of 38 The Dene. 30/03/2015

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10/14/0885	Land adjacent to 91 Harwood Street Darwen	2 No. 3 bed houses	Refused P&H 22/01/2015	15/05/2015	Written Representations	07/08/2015	APPEAL ALLOWED - the proposed dwellings would not have an adverse effect on highways safety, particularly in respect of vehicles moving along Harwood Street. COSTS AWARDED 21/08/2015
10/14/0980	604 Bolton Road Blackburn	Change of use of existing annex building in to C3 Dwelling use.	Refused Delegated 04/12/2014	10/09/2015	Written Representations	03/11/2015	DISMISSED - the proposal would result in a degree of overlooking and loss of privacy to No 604 that would significantly harm the living conditions of occupiers of that dwelling 01/12/2015

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10/14/1031	P Holden Clarendon Road Blackburn	Demolition of existing outbuildings and erection of new light industrial building with ancillary offices, car parking and loading bay.	Refused Delegated 05/02/2015	22/04/2015	Written Representations	16/06/2015	APPEAL ALLOWED - The proposal would not lead to a significant deterioration in highway safety or residential amenity and the parking arrangements are satisfactory. COSTS DISMISSED 28/07/2015
10/14/1037	33 Glenshiels Avenue Hoddlesden	Proposed Dormer roof extension	Refused Delegated 23/12/2014	23/04/2015	Written Representations	22/05/2015	DISMISSED - The proposal would cause substantial harm to the character and appearance of the host dwelling and the area 17/06/2015

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10/14/1140	Plot 8 Victoria Mill Station Road Chapeltown	Erection of one detached dwelling and garage	Refused Delegated 05/03/2015	22/07/2015	Written Representations	09/09/2015	DISMISSED - Proposal would fail to preserve openness of the green belt and would harm the character of the area. 29/09/2015
10/14/1194	1 Blackburn Street, Blackburn	Installation of new shop front with security shutter facing Randal Street.	Refused Delegated 27/01/2015	27/05/2015	Written Representations	25/06/2015	APPEAL ALLOWED - the proposal would not harm the character or appearance of the host building or the wider street scene 04/08/2015
10/14/1216	7 The Paddock Blackburn	First floor side extension	Refused Delegated 12/02/2015	21/05/2015	Written Representations	30/06/2015	DISMISSED - the appeal proposal would cause material harm to the living conditions of the occupants of the neighbouring property at No. 5 The Paddock with regard to overshadowing

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10/14/1317	Everlasting Moments Ltd Unit 5 - 7 Brookhouse Business Centre Whalley Range Blackburn	Temporary 3 yrs consent for wall advertisements to front elevation featuring photo montages and letterings, advertising business wedding services.	Refused Delegated 05/02/2015	08/05/2015	Written Representations	15/06/2015	SPLIT DECISION - Floodlights - Dismissed Wall Advertisements – Allowed 20/07/2015
10/14/1325	24 St Thomas Street Blackburn	Single storey extension to rear	Refused Delegated 06/03/2015	10/07/2015	Written Representations	18/08/2015	DISMISSED - the proposal will have a significant adverse effect on the living conditions of the occupants of the adjoining properties in respect of outlook and privacy. 07/09/2015
10/14/1338	8 Belper Street Blackburn	Proposed single storey rear extension projecting 4m from rear wall of original dwelling. Max height 3.5m. Height of eaves 2.5m. (Householder Prior	Refused Delegated 16/02/2015	29/04/2015	Written Representations	01/06/2015	APPEAL ALLOWED - - the proposal does not unduly conflict with the aims of the development plan and its associated guidance 23/06/2015

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10/15/0241	47a Whalley Range Blackburn	Proposed demolition of existing garage and erection of a two storey retail building with shop front and security shutters.	Refused Delegated 02/06/2015	10/08/2015	Written Representations	13/10/2015	APPEAL ALLOWED - the proposed use is unlikely to give rise to significant additional demand for parking 16/11/2015
10/15/0283	33 Wellington Street St Johns Blackburn	Retrospective application for 2 storey and single storey extensions to rear	Refused Delegated 16/07/2015	16/09/2015	Written Representations	13/10/2015	DISMISSED - the proposal would be harmful to the character and appearance of the host property and would fail to preserve or enhance the character or appearance of the Corporation Park Conservation Area 23/10/2015

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10/15/0409	Unit 1 Market Street Lane Blackburn	Retention of change of use to taxi booking office	Refused Delegated 23/06/2015	10/08/2015	Written Representations	13/10/2015	DISMISSED - he change of use would be detrimental to the living conditions of nearby residential occupiers 16/11/2015
10/15/0424	26 Mosley Street Blackburn	Proposed change of use of a vacant Shop (A1) to a Chinese Hot Food Takeaway (A5), Erection of extractor flue vent to rear with ancillary residential accommodation at first floor and adjacent property 26a.	Refused Delegated 29/06/2015	10/08/2015	Written Representations	13/10/2015	APPEAL ALLOWED - the proposed development would not have an unacceptable impact on the living conditions of nearby residential occupiers. 16/11/2015