

DEPARTMENT OF GROWTH AND DEVELOPMENT

ORIGINATING SECTION: PLANNING

REPORT TO: PLANNING & HIGHWAYS COMMITTEE – 28TH MAY 2020

**TITLE: PETITION REGARDING 10/20/0337 AT NO. 3 VINCENT COURT ,
BLACKBURN**

WARD: EWOOD - Councillors: MAUREEN BATESON, JIM CASEY

1.0 PURPOSE OF REPORT

- 1.1 To inform Members of the receipt of a petition, a copy of which is available for viewing in Democratic Services.

2.0 BACKGROUND AND DETAILS

- 2.1 A planning application for full planning permission for a single storey extension to each side of the existing property to form two separate self contained supported living spaces and a new detached outbuilding to the rear to form gym for service user use at No. 3 Vincent Court, Blackburn. The application was received on 26th March 2020.
- 2.2 The site was previously visited on 9th September 2019 in connection with an earlier application, and individual letters of notification were posted on 6th April 2020.
- 2.3 A petition containing 9 individual names was received on 27th April 2020, objecting, not to the proposed development, but to the existing parking and access issues experienced by the street and the need to address them to avoid their being exacerbated by the proposed business at No. 3. None of the named people have signed the petition owing to the COVID-19 lockdown.
- 2.4 Members are advised that the planning application was refused planning permission under delegated powers on the 20th May 2020, for the following reasons:

The extensions would result in the host dwelling no longer being in compliance with the criteria set out for Use Class C3;

The extensions by virtue of them not qualifying as permitted development, fail to demonstrate their role within the Council's strategic approach to commissioning new services and facilities, contrary to Policy 47 of the Local Plan Part 2;

The proposed development, by virtue of scale and use, increases the intensity of use on the site and introduces into the setting a mode of living incongruous to the context in which it is set;

The proposed development, by virtue of the layout of fencing and gates, fails to demonstrate how it can meet its own servicing requirements, in terms of bin storage;

The fencing proposed for the front curtilage of the south annex, by virtue of its design, height, materials and location, fails to understand the open front gardens characteristic of Vincent Court;

Substandard sized parking spaces and intrusion into the service strip;

3.0 **RECOMMENDATION**

- 3.1 It is recommended that the Committee note the petition and that the lead petitioner be informed that their comments will be taken into account when the application is determined.

4.0 **BACKGROUND PAPERS**

- 4.1 None

- 5.0 **CONTACT OFFICER** – John Wilson, Planner – Ext. 5142.

- 6.0 **DATE PREPARED** – 5th June 2020

- 7.0 **REFERENCE** – G&D/P/JW/10/20/0337