

DEPARTMENT OF GROWTH AND DEVELOPMENT

ORIGINATING SECTION: PLANNING

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

**TITLE: PETITION REGARDING 10/19/0891 AT NO. 35 Baywood Street,
BLACKBURN**

**WARD: BASTWELL AND DAISYFIELD - Councillors: PARWAIZ AKHTAR,
IFTAKHAR HUSSAIN, SHAUKAT HUSSAIN**

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 residential development comprising of 4no. apartments at No. 35 Baywood Street, Blackburn. The application was received on 17th September 2019. The initial proposal was to develop the site for six apartments.
- 2.2 The application site was visited on 20th November 2019 by the case officer. Individual letters of notification were posted on 17th October 2019 and again on 25th March 2020 following the receipt of amended plans. The amended plans related to a three-storey building which included four apartments and one bedsit – the bedsit being less a bedsit and more a one-bed apartment. The ground floor flat was replaced by a garage, an entrance foyer, a reception area, a caretaker's store and a pram/cycle store, together with three smaller ancillary rooms.
- 2.3 A petition containing seven individual addresses was received on 8th April 2020, objecting to the proposed development as set out in the amended plans. The petition stated:

Considering the current situation around social distancing, we have been unable to provide individual copies of this letter and/or signatures therefore we, nearby residents have been communicating regarding this matter by phone with the conclusion hereunder. We remain available to discuss this matter in detail should it be required.

We write with regards to the recent amendment to the planning application for what now appears to be 4 x residential apartments on Baywood Street, under the reference number above.

No signatures of named people appear on the petition owing to the COVID-19 lockdown. However, all the stated addresses correspond to individual objectors who wrote in previously objecting to the original plans.

2.4 The grounds of objection relate to:

- Lack of car parking spaces within the curtilage of the application site;
- Inadequate separation distances with existing properties;
- Design not in-keeping.

2.5 The planning application was refused planning permission under delegated powers on 20th April 2020; for the following reasons:

- The proposed development, by virtue of its design and proximity to dwellings on Chestnut Close, fails to secure a satisfactory level of amenity through loss of privacy and overlooking, contrary to Policy 8 of the Blackburn with Darwen Borough Local Plan Part 2 (2015) and the Residential design Guide Supplementary Planning Document (2012);
- The proposed development, by virtue of its scale, mass, design and materials, fails to reinforce or enhance the established character of the locality, being overdevelopment of the plot and introducing an incongruous appearance to the street scene, contrary to Policy 11 of the Blackburn with Darwen Borough Local Plan Part 2 (2015) and the Residential Design Guide Supplementary Planning Document (2012);
- The proposed development, by virtue of its scale and being an overdevelopment of the plot, fails to provide adequate private amenity space for the future occupants of the apartments, contrary to Policy 11 of the Blackburn with Darwen Borough Local Plan part 2 (2015) and the Residential Design Guide Supplementary Planning Document (2012);
- The proposed development, by virtue of the size and siting of the parking spaces, fails to provide adequate parking facilities in accordance with the Council's adopted standards to the detriment of vehicular and pedestrian users of the highway, contrary to Policy 10 of the Blackburn with Darwen Borough Local Plan Part 2 (2015) and the Residential Design Guide Supplementary Planning Document (2012);
- The Council has previously engaged with applicants to resolve concerns over these development proposals both before the application was submitted as promoted by paragraph 39 of the National Planning Policy Framework (NPPF) 2019, or during the consideration of the application as promoted by paragraph 38 of the NPPF. However, in these circumstances it has not been possible to resolve these concerns and so a refusal of the application is necessary due to the environmental and social harm that will be caused by the development as identified in the reasons for refusal. In these circumstances an application is refused to enable the overall speed and quality of the council's decisions to be maintained.

2.6. Members are advised that a revised planning application for 4 apartments was submitted on the 27th May 2020 under reference 10/20/0438. The application is currently under consideration.

3.0 **RECOMMENDATION**

3.1 It is recommended that the Committee note the petition relating to planning application 10/19/0891.

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/10/19/0891