

Proposed development: Conversion of existing domestic garage into accommodation annexe for disabled family member

Site address: 17 Troon Avenue, Blackburn, BB1 2JG

Applicant: Mr Nawaz Virmani

Ward: Blackburn South East

**Councillor James Shorrocks
Councillor Vicky McGurk
Councillor Andy Kay**



1.0 SUMMARY OF RECOMMENDATION

- 1.1 The proposed development is recommended to be granted planning permission, subject to the conditions detailed in Section 5.

2.0 KEY ISSUES/SUMMARY OF PLANNING BALANCE

- 2.1 This application is presented to the Planning and Highways Committee, in accordance with the Scheme of Delegation, and following the receipt of objections by seven residents. In addition, the applicant has confirmed on their application form received 30th November 2020, that they are the brother of Cllr Jan-Virmani, who is a Member on the Committee. A summary of the public comments received is provided in Section 7.2. The proposed development has been publicised through letters to residents of adjacent properties. Letters of objection have also been received from members of the public beyond those that have been directly consulted.
- 2.2 The Council's Development Plan supports new domestic developments provided they constitute sustainable development, and accord with the Development Plan.
- 2.3 The proposal will deliver an architecturally sympathetic outbuilding for ancillary residential purposes. Amended plans have been received following negotiations which have addressed the design issues initially raised. On balance, the proposal is satisfactory from a technical point of view, with all issues having been addressed through the application process, or capable of being controlled or mitigated through planning conditions.
- 2.4 The key issues to be addressed in determining this application are;
- Design, and the potential for negative impacts on visual amenity;
 - The potential for impacts on residential amenity, with specific reference to aural amenity, and the preservation of adequate levels of domestic privacy;
 - Parking provision and the potential for highway safety implications;
 - Any wider considerations raised in public representations.

3.0 RATIONALE

3.1 Site and Surroundings

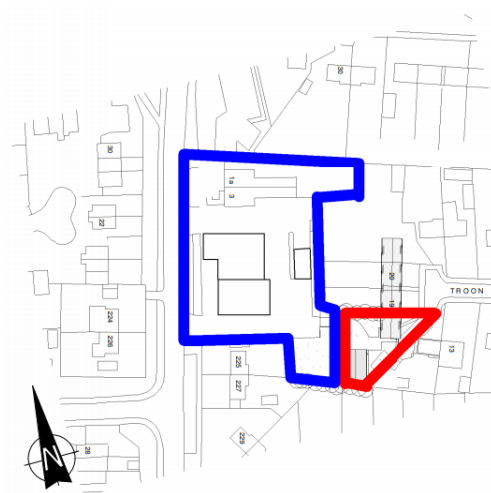
- 3.1.1 The application site is a corner plot dwelling located within the settlement of Blackburn. It adjoins and is surrounded by similar dwellings to three sides with a petrol filling station and forecourt to the west.

Figure 1 – Google Image of the Application Site



3.1.2 The application site covers approximately 0.04 hectares with the dwelling positioned to the north-east, and the existing garage to the south-west. A hardstanding driveway spans the south edge of the dwelling providing access to the existing garage. An additional access point has also been formed on the west boundary from the petrol filling station, which is within the same ownership of the site.

Figure 2 – Submitted Location Plan showing the extent of ownership

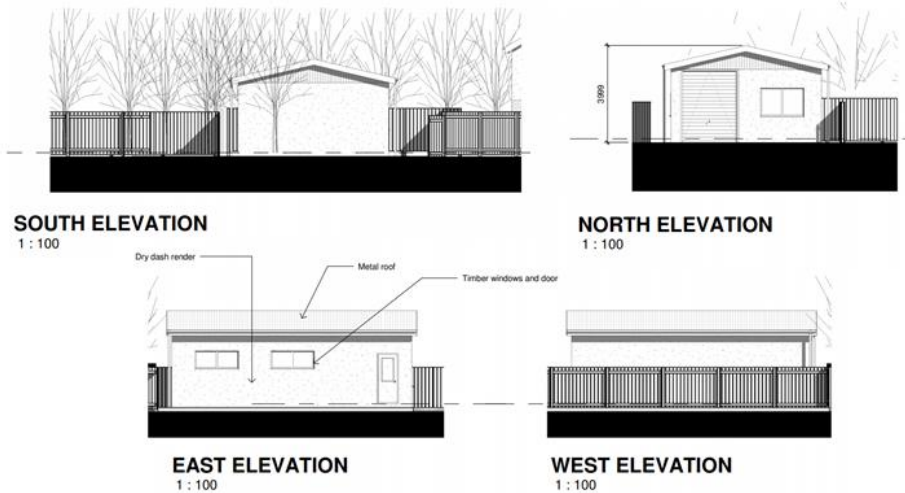




Case officer site photographs taken 13th November 2020

3.1.3 The existing building is utilitarian in its style with pebble-dash panelled elevations, a corrugated metal sheet roof and roller shutter door to the north elevation. Fencing of varying heights and styles defines the boundaries of the rear garden.

Figure 3 – Existing Elevation Plans

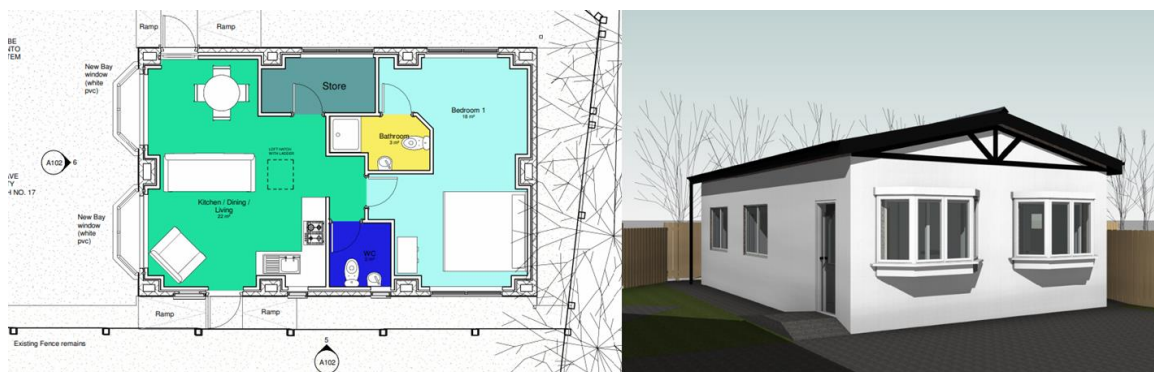


3.2 Proposed Development

3.2.1 This planning application involves converting the existing garage to form annex accommodation with a single bedroom. A slight roof lift and external alterations are also proposed. The proposed elevations are shown below in Figure 5.

3.2.2 The annex would have a footprint of circa 70 square meters and a dual-pitched roof up to 4.1m in height. Windows are proposed to three elevations including two bay style windows to the north. White render would be used to finish the elevations and a black fibreglass roof is detailed on the amended plans. The annex would be fitted with white uPVC windows. Grey and white glazed doors with ramps are also shown on the submitted plans.

Figure 4 – Proposed Floor Plan and Indicative Image



3.3 Case Officer Site Photos taken 13th November 2020



3.4 Development Plan

3.4.1 Core Strategy:

- Policy CS16 – Form and Design of New Development

3.4.2 Local Plan Part 2:

- Policy 8 – Development and People
- Policy 9 – Development and the Environment
- Policy 10 – Accessibility and Transport
- Policy 11 – Design

3.4.3 Residential Design Guide Supplementary Planning Document (SPD)

- RES 4A: Car Parking
- RES 4C: Garages and Parking
- RES 5C: Noise
- RES 7A: Materials
- RES E12: Alteration to roof heights

3.4.4 BwD Parking Standards

4. **ASSESSMENT**

4.1 Design and Visual Amenity

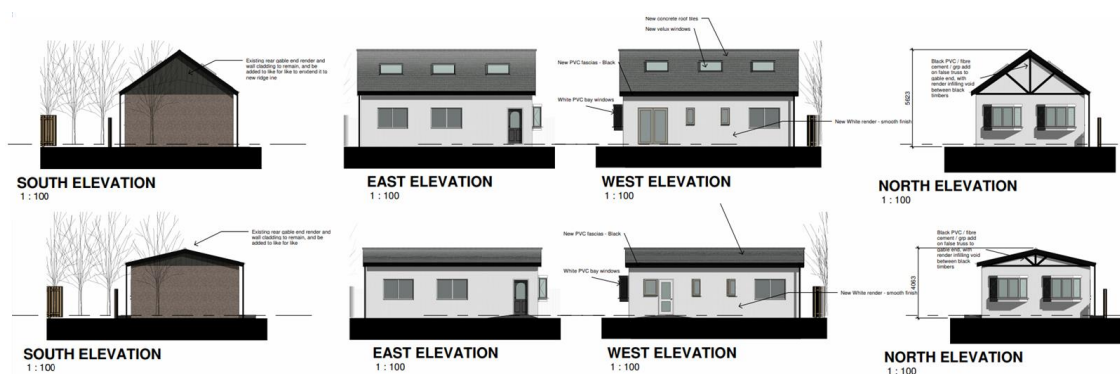
- 4.1.1 In general terms, Policies CS16 and 11 require development proposals to represent a good standard of design through demonstrating an understanding of the sites wider context and making a positive contribution to visual amenity. The Design SPD in relation to the siting, scale and appearance of domestic developments reiterates those requirements.

4.1.2 Concerns have been raised in public comments concerning the number of rooflights to be installed, the proposed height of the building, and the potential for losses of garden space.

4.1.3 The surrounding dwellings are relatively uniformed in their style yet their layout and separation from the highway does not follow the same level of uniformity. In addition, commercial buildings are positioned directly to the west and the cluster of buildings surrounding the site appear highly varied from public vantage points along Shadsworth Road. From the perspective of Troon Avenue, the proposed annex would be contained within a relatively secluded part of the site, and would thus appear inconspicuous.

4.1.4 In relation to the number of rooflights proposed, amended plans have been received and no rooflights are now shown. Those amended plans also show ridge height reductions by circa 1.5m. The height proposed would now be more akin to that of a standard single-storey domestic outbuilding. For clarity, the differences between the height and style of initially proposed, and amended annex buildings, are shown below.

Figure 5 – Elevation Plans of the Initially Proposed (top) and Amended Schemes



4.1.5 In relation to losses of garden space, the footprint of the existing and proposed buildings are identical (see Figure 6), and the spatial implications of this scheme would thus be negligible. The external construction materials proposed would be appropriate for this development and site. When those factors are considered, the proposed development is acceptable in visual design terms, thereby according with Policies CS16, 11 and the guidance of the Design SPD.

Figure 6 – Existing and Proposed Site Plans



4.2 Residential Amenity

- 4.2.1 Policy 8 states that all development proposals should secure a satisfactory level of amenity for surrounding occupants in relation to light, noise, privacy and overlooking. For domestic developments, the Design SPD requires schemes to not cause any adverse impacts in that regard.
- 4.2.2 Concerns have been raised in public comments in relation to the potential for adverse impacts from comings and goings, overlooking and disruption during the construction phase. Concerns have also been raised regarding the fact that windows would be installed in close proximity to tall fencing.
- 4.2.3 The annex would provide a single bedroom and accommodation for a maximum of two occupants. The level of comings and goings such a low intensity use would lead to would not have a harmful impact on the aural amenities of neighbours. The same outcome would apply when considering the potential for impacts from the construction phase. Any disruptions caused for neighbours would be temporary and the scale of the proposed development does not justify a condition to control the logistics of that phase.
- 4.2.4 The existing building is circa 4m in height and the amended annex would be circa 4.1m in height. Such a modest height increase would not result in the annex appearing overbearing, or causing any unacceptable losses of light for the immediate neighbours.
- 4.2.5 In relation to privacy, main habitable room windows are proposed to three elevations. The windows proposed to the west elevation would not overlook domestic property within a near proximity. The north boundary with number 19 is defined by a tall hedge. In addition, a tall fence defines the southeast boundary with number 15. Those existing features would adequately prevent the overlooking of gardens following development.
- 4.2.6 A kitchen window has been installed in the gable of number 15. A condition is therefore recommended to ensure the glazed door proposed for the east elevation of the annex is obscurely glazed to prevent a direct relationship

being formed between those two openings. Subject to compliance with that condition, the proposed development would be acceptable in relation to domestic privacy.

4.2.7 It is acknowledged that windows are proposed within close proximity to fencing on the west boundary and a limited level of outlook would be afforded to those windows. Given that the rooms they would serve have other windows however, the scheme would not lead to an unacceptable level of living standards for any future occupants.

4.2.8 For those reasons, and subject to conditions, the proposed development would be acceptable in terms of residential amenity, in alignment with Policy 8, and the guidance of the Design SPD.

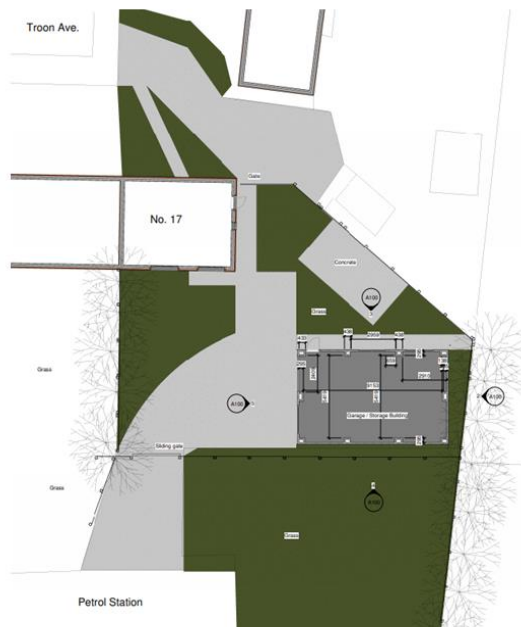
4.3 Highways

4.3.1 In relation to highway safety, a general requirement for development proposals to not prejudice road safety, or the convenient movement of highways users is highlighted in Policy 10. Policy 10 also requires developments to be served with parking at the levels set out in the BwD Parking Standards.

4.3.2 Public comments have cited concerns in the way of the potential for adverse highways impacts from additional comings and goings, and disruptions from the construction phase. Shortfalls in on-street parking locally are also mentioned together with discrepancies on the plans in relation to parking and access arrangements. The possible creation of a permanent walkway through the site is also referred to yet such a feature is not suggested in the information provided.

4.3.3 Up to two additional occupants in the area would not lead to capacity issues for the local highway network. A condition to control the logistics of the construction phase also cannot be justified, as the required construction works are minor. An amended existing site plan has been submitted that better reflects the current parking provision on site, see below. That plan clearly demonstrates that ample parking is already in place on site. Moreover, appropriate access provision is demonstrated.

Figure 7 – Amended Existing Site Plan Showing Parking Provision and Access Arrangements



4.3.4 A condition is recommended to ensure the existing parking remains in perpetuity with the development to minimise the impacts of on-street parking at this constrained location. Subject to compliance with that condition, the proposed development would not have a harmful impact on the safety, or capacity of the local highway network, in compliance with Policy 10, the guidance of the Design SPD, and the BwD Parking Standards.

4.4 Technical Considerations

4.4.1 Public comments have referred to the fact that a Flood Risk Assessment and Coal Mining Risk Assessment has not been submitted. The site is within Flood Zone 1 and assessments of flood risk are not required in such locations for minor developments. The type of application made also does not require an assessment of coal mining risk, as per the validation requirements.

4.5 Wider Considerations

4.5.1 Public comments have made reference to anti-social behaviour locally, vermin, and household waste disposal issues. This modest proposal would not contribute towards those issues to a significant extent. Comments have mentioned discrepancies with the information submitted. An updated application form has been received with an amended address for the Applicant, and how they are related to an elected member. There is no doubt whom is making the application and any issues on the previous form were likely unintentional errors. Of fundamental importance is the information

submitted as part of the ownership certificates, and that information has been correct from the offset. Members are advised that planning permission is granted to the land, not who the applicant is.

4.5.2 The potential for further works to the building in the form of enlargements and subdivision has been mentioned yet no such works are proposed as part of this scheme. Comments have mentioned that the proposed doorways are not wide enough for wheelchair access. Such matters are not directly controlled by planning legislation. The condition of the existing property is cited. Again, such matters are not directly controlled as part of planning applications. A lack of clarity between the boundaries of the annex and number 17 is also mentioned yet there are no requirements to physically separate ancillary accommodation from the main dwelling.

4.5.3 The possible eviction of the existing tenants is referenced. Whilst we would not in any way encourage such an outcome, it is not the purpose of the planning system to arbitrate over private letting arrangements. Allegations have been made regarding the Applicants relations with an elected member. The updated application form received on the 30th November 2020, now confirms this. In any event, given the level of objections received, and the fact the applicant is the brother of an elected member on the committee, this application has been referred to the committee for determination, as would be the case were those allegations to be true.

4.6 Summary

4.6.1 This application involves the conversion of a domestic outbuilding to form a single bedroom annex. A slight roof lift and new doors and windows are also shown on the submitted plans.

4.6.2 Upon receipt of amended plans, and subject to appropriate conditions, the proposed development would be acceptable in relation to design, residential amenity, and highways, in accordance with the policies and guidance notes detailed in Section 3.7.

5.0 **RECOMMENDATION:**

5.1 That delegated authority is given to the Director of Growth & Development to APPROVE planning permission, subject to the following conditions;

1. The development hereby permitted shall be begun before the expiration of three years from the date of this planning permission.

REASON: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings: Location Plan (1:1250), A100 (Plan Submitted 25th

November 2020), A101 – Rev 1 (Plan Submitted 25th November 2020), A104 (Plan Submitted 25th November 2020) and A102 – Rev 1 (Plan Submitted 25th November 2020).

REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent.

3. The external materials to be used for the construction of the development hereby approved shall be as stated on the application form and approved drawings and they shall not be varied within the prior written consent of the Local Planning Authority.

REASON: To ensure a satisfactory form of development is achieved, and to ensure compliance with Policy 11 of the Blackburn with Darwen Borough Local Plan Part 2.

4. Following first occupation of the annex accommodation hereby approved, the annex shall be used solely for uses incidental to the enjoyment of the dwelling '17 Troon Avenue', and no trade or business shall be operated from the building at any point in future. In addition, the annex shall remain ancillary to '17 Troon Avenue' and it shall not be sold off, leased or rented out as an independent property at any point in the future, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To prevent commercial activity being conducted from this site and an independent dwelling being formed, in the interest of residential amenity, and to ensure compliance Policy 8 of the Blackburn with Darwen Borough Local Plan Part 2.

5. Following first occupation of the annex accommodation hereby approved, the driveway and parking area as shown on approved plan 'A100 (Plan Submitted 25th November 2020)' shall thereafter remain available for the parking of vehicles solely associated with the occupants of the annex accommodation, and 17 Troon Avenue.

REASON: To ensure adequate parking is maintained to service the development, in the interest of highway safety, and to comply with Policy 10 of the Blackburn with Darwen Borough Local Plan Part 2.

6. Prior to first occupation of the annex accommodation hereby approved, the glazed door to be installed in the side (east) elevation of the annex, shall have been fitted with obscured glazing with a level of obscurity of Level 3 or above, unless otherwise agreed in writing by the Local Planning Authority. Any replacement glazing shall be of an equal degree of obscurity.

REASON: In order to protect the privacy of the occupiers of adjacent property, lessen the effects of overlooking, and to comply with the requirements of Policy 8 of the Blackburn with Darwen Borough Local Plan Part 2.

6.0 PLANNING HISTORY

6.1 No relevant planning history

7.0 CONSULTATIONS

7.1 Consultee Response

- Ward Cllrs

7.2 Public Response

The nearest neighbours have been notified by letter. 8no. public comments have been received. Their full responses are found in Section 9. A summary of the objections are as follows:

- There is antisocial behaviour locally;
- On-street parking is constrained locally;
- Additional levels of household waste will be generated;
- Discrepancies are stated on the submitted application form;
- Garden areas would be lost to this development;
- Overlooking may be caused;
- Flats may be formed in the annex in the future;
- The number of rooflights proposed is excessive;
- The annex may be extended in the future;
- Disruptions and obstructions may be caused during the construction phase;
- Patio doors would be installed facing a fence;
- The current tenants may be evicted;
- The proposed roof height is excessive;
- The site is in Flood Zone 1;
- A Flood Risk Assessment has not been submitted;
- Contributions to flood risk may be caused;
- Access and parking arrangements are not clear on the submitted plans;
- The width of the doorways do not meet disability standards;
- A Coal Mining Risk Assessment has not been submitted;
- The boundaries between the proposed annex and existing property are unclear;
- The existing property is poorly maintained;
- A permanent walkway via the side of the existing property may be formed;
- The Applicant may be related to an elected member.

8.0 CONTACT OFFICER: Christian Barton – Planning Officer

DATE PREPARED: 08th January 2021

9.0 SUMMARY OF REPRESENTATIONS

Objection from Natalie Cullen, 2 Troon Avenue, Blackburn, Rec 16.11.2020

Att Adam Shaikh & James Shorrock

I am writing in objection to the planning of a new build at the top of the cul de sac of Troon Avenue Blackburn Bb12jg.

I chose this house to live in because it was on a cul de sac with no through traffic walking or vehicle which I thought would be safer for when I have a young family and also on a security level. I have heard that on the plans for the new build they will be applying for a cut through from the garage on Shadsworth Road to Troon Avenue.

For the past few years we have had to deal with a select few disruptive neighbours which is bad enough but I do not want more people passing up and down this street at all times of the night adding to the existing noise and trouble. This street is bad enough for drug exchanges with vehicles as it is which I have witnessed seen with my own eyes which I understand is another matter.

This brings me to my next point traffic. This is a very narrow street which does not allow two cars to pass without one stopping still. There are often many cars parked on this street as it is. Cars and a lorry park outside of my house everyday from another street because there is not enough room on their own street. The bin lorry sometime struggles going up and down how ill it be when there are even more vehicles on the street. I am very unhappy about this application.

Please can you take this email into consideration

Regards Natalie Cullen

2 Troon Avenue, Blackburn, Bb12jg

Objection from Mrs Kim Williamson, 5 Troon Avenue, Blackburn, Rec 16.11.2020

My name is Mrs Kim Williamson and I live at no 5 Troon Ave, Blackburn, with my husband an carer Alan Williamson.

We own our house and we have lived here for 26 years. We are concerned about the proposal to build annex at side of 17 Troon Avenue. There will be more vehicles on the road adding more danger to the children that play on the street.

We live on a quiet cul-de-sac and this will cause a lot of upset and disruption to many of the elderly and disabled residents of which I am one. There will be more rubbish on the street we already have a few problems with litter and rats. We don't need any more problems to worry about, as there are already a few disruptive residents taking and selling drugs. I hope you will take my concerns into account.

Kind regards Mrs Kim Williamson.

Objection from John & Tina Webster, 20 Troon Avenue, Blackburn Rec 17.11.2020

Hello, our names are John & Tina Webster. We live at No 20 Troon Avenue Shadsworth with our two daughters. We are writing to you today to make you aware of our objections for the proposed building at No 17 Troon Avenue. We moved to 20 Troon Avenue almost 24 years ago as my husband was registered disabled and we required an adapted house

because of this, he has recently received a kidney transplant and has ongoing health issues. We both have viewed the proposed plans to the building at the rear of No17 Troon Avenue and it is causing us both some extreme concerns/worries.

Firstly at no point has Mr Virmani or his father ever lived at No 17 Troon avenue as Mr Virmani has stated in his application, he bought said property some years ago and has rented to two separate families ever since even though he is not legally recognised as a registered landlord. He currently lives above the Shadsworth road garage which No17 Troon Avenue backs onto. Mr Virmani has lived above the Shadsworth road garage for a considerable length of time, his father has also been living with him there for approximately 4-5 years.

We are quite aware of the upset this is having to all the other residents also of Troon Avenue, especially for the current residents of No17 Troon Avenue, as Mr Virmani has made it evident with his usual like it or lump it attitude. Which is making the family believe any going against his plans would lead to their eviction. They also have a small son who regularly plays in the garden. Where exactly is he expected to play after Mr Virmani's father moves into the proposed building as the garden is presently the only safe place for him due to his age. I'm sure Mr Virmani's father would not appreciate listening to the young lad shouting and playing in their shared garden, even though it a necessary part of every Child's growth.

The proposed building will not only overlook my property. We are perplexed by the proposed height of the overall building, why is it necessary to build it as high if it is for a disabled person? We also have very real concerns about what will become of the property after Mr Virmani's Father passes away. Will Mr Virmani turn it into flats? Hence the need for the building height in this application and the insulation of six velux windows in the roof which seems somewhat pointless especially if there is to be a loft as it shows in the plans? We personally don't think it would be necessary to have as many velux windows unless you were planning on extending upwards in the future. Also why do the plans include double patio doors on the west elevation that open on to a fence, not that they could open as the distance between the doors and fence is minimal? We have an awful feeling this is also to aid in any future plans of the property being extended. As are quite a few other of our neighbours.

What will stop Mr Virmani from renting to any undesirables in the future, as we already have a few to contend with on Troon Avenue as it is. In the past Mr Virmani has not exactly been shown to have a good reputation for other people's opinions or even safety.

There is also a very high crime rate in the area, there has already been a house burglary and car stolen off the street as well as many other worrying incidents on the estate. We've had many problems with people using Troon Avenue as a sort of cut through in the past to enable them to get to the shop or even evade the police. We believe the proposed build would cause a re-escalation of these problems especially during the building works or if the property is ever changed into flats, which we wholeheartedly believe will be the case in the future.

The proposed build will also cause a lot of other problems with the delivery of the building materials, Builders parking and the inevitable noise just to start with. Troon Avenue in itself is only a small cul-de-sac with very minimal parking. Understandably No 15 has already stated she will be adding a boundary wall to her property as her privacy will be affected also by this build. This will also have further implications for the delivery of building materials at No17 as there is no real access from the rear due to Shadsworth road garage.

Where will the builders etc park as in our eyes they will be unable to park anywhere other than the street. This would cause a huge problem as there is no room for extra parking, especially at the top of Troon Avenue and could cause potential arguments with residents. No18 has a driveway which has to be kept clear for access also due to his ill health. Our daughter already parks outside of our home to aid in taking her father to appointments and general outings to family etc as he struggles daily with walking very far due to his health issues.

We currently have access to Shadsworth road from the back of our property, which is imperative if there is ever a fire or emergency and also for the bus route and shop especially for myself and our youngest daughter. If Mr Virmani did get Permission from Shadsworth garage to use their property to access N017 for the delivery of building materials etc, this would cause it to be extremely dangerous and impossible to safely access this route.

Thank you for allowing us to put our views forward on the proposed building of 17 Troon Avenue and we hope it has given you some insight into our objections in this matter.

Yours sincerely

John & Tina Webster.

Objection from Mr & Mrs McFee, 8 Lodge View, Longridge, Rec 18.11.2020

Dear Adam,

PLEASE IGNORE MY PREVIOUS EMAIL SENT @22:14 IN ERROR AS IT CONTAINS SPELLING ERRORS!!

Firstly, thank you for meeting with myself, Miss Paula Parker and Mr Malcolm McFee on Friday 13th November 2020 at 15 Troon Ave, Blackburn.

Please find attached queries from our meeting and some additional questions.

In addition to the attachment I would like to raise my personal objections to the proposed planning application as follows:

Miss Paula Parker is my Sister and suffers from a number of serious health conditions, in particular Rheumatoid Arthritis, Gastrointestinal problems, heart disease and mental health issues - she is a vulnerable adult. Paula accesses her property via her side (backdoor), parking on the driveway thus making it easier for her during painful 'flair ups' with her condition. Due to the lack of clear 'legal' clarification on access arrangements (both vehicular and pedestrian) to the proposed new property it potentially may cause Paula to have to reinstate boundaries thus making the current driveway and parking facilities unusable.

Paula's property would be overlooked if the proposal goes ahead and Mr Virmani retrospectively alters it to make it into a two storey dwelling or indeed two flats - this is clearly an invasion of her privacy and security, making her feel even more vulnerable.

Mr Virmani does not maintain the property 17 Troon Ave or its boundaries. He has always rented the property out as part of his rental portfolio, a further property would just add to the disrepair of the area. Paula lives on her own and my husband and I along with any help Paula can afford, do what we can to maintain Paula's property but feel Mr Virmani's 'lack' of maintenance is a blight on the immediate vicinity of Paula's property. There is an ongoing problem with vermin coming from Mr Virmani's outbuilding and the area beyond where he has dumped his cars. I really think if another property is to go ahead it will fall into disrepair and Mr Virmani will not carry out the upkeep as he has already proved.

Developing the building into a residence will potentially create an increase in both foot and vehicular traffic on Troon Ave and will become chaotic for parked vehicles within the cul-de-sac. Also, causing potential issues for emergency vehicle access. Paula feels vulnerable due to the fact her house was broken into and the creation of a thoroughfare would encourage people from the wider shadsworth estate using it as a 'cut through' to the garage and various retail outlets which is a problem the tenants at 17 Troon Ave have suffered previously. Having to approach people to ask them not to cut through proved to be a very stressful routine that Paula had to face on a daily basis (not a great start to her day when suffering from anxiety and her other health conditions).

As Paula's sister I would ask that you treat my concerns and queries with priority. Paula's health, wellbeing and safety is an important part of my responsibility, it is me who picks things up when Paula is poorly and at times hospitalised.

I look forward to hearing from you at your earliest opportunity.

Objection from Alison McGhee & Gordon Almond, 1 Troon Avenue, Blackburn, Rec 20.11.2020

Good morning, my name is Alison McGhee and I live a 1 Troon Ave, with my partner Gordon Almond and our daughter and 6 year old grandson.

I have lived on this street for over 30 years, I am writing this email to object to the building of an "Annex" and walkway to the garage in the garden of no 17, we live on a very quiet family orientated st, and I would like to mention some of my very real concerns.

- parking is very limited on our street, and building and contractors vans and wagons would cause absolute chaos, not to mention the noise and safety issues.
- a walkway to the garage would lead to anyone coming up the avenue to cut through, we already have had a burglary a couple of years ago, and residents are very conscious of this, we already have a couple of bad tenants, which cause drug dealers to come up the street which we and our children and grandchildren should not be witnesses to.
- unfortunately we have a problem with rats, and another "abodes" waste and people going to and from the garage, dropping rubbish would only add to this.
- I would also like to make you aware that Naz who is submitting the plans DOES NOT live at no 17, he rents the house out to a family, who are very concerned about an "annex" being built in their garden, who would he be renting it out to? Because to be honest I don't think he would care because he doesn't live here!

Please take our objection seriously as we live on a very friendly and quiet Avenue, lots of our residents own their own homes and have lived here for a long time, and this is a very worrying and upsetting time for all of us.

Yours Sincerely
Alison McGhee
Gordon Almond

Objection from Miss Paula A Parker, Rec 23.11.2020

To who it may concern

I wish to object against the proposed plans for an annex in the garden of 17, Troon Avenue, BLACKBURN, BB1 2JG.

Firstly, Mr Nawaz Jan Virmani, Naz Vermani or whatever he chooses to call himself. It seems even legal planning documents allow him to alter & amend his name despite my understanding a planning application is a legal document. Has never resided at 17, Troon Avenue, Blackburn. Nor has he ever in the 10+ years of owning the property. It was only ever intended to be a rental property. I have known all tenants that have ever lived there. He regularly tells all tenants if anyone official asks, he resides there at all times with them. He is not registered for Council Tax at this address as you are fully aware but instead at 228, Shadsworth rd, Blackburn.

In his statement Mr N Vermani states he needs to build an annex in the garden of 17 Troon Avenue to free up the main property for the use of the younger Virmanis (Vermanis) yet still have his elderly father in close proximity. Given he does not reside at 17 Troon Avenue, how can this be? Im fairly sure you don't need me to state the obvious. The whole application is a complete lie & false. Its yet another money making venture by Mr N Vermani as he has indicated to myself & others on previous occasions of his plans to build flats at the rear of 17 Troon Avenue as rental properties. Its also fairly obvious he feels he has influence at the Planning department due to family member sitting on the committee. He failed to detail this on his planning application when asked. An oversight? No, a clear attempt to avoid detection. Mr Nawaz Vermani (Virmani) is a career criminal, who has already served a lengthy prison sentence for fraud. . He does not abide by any law. He is still currently active in known

illegal activities. He has at no point ever had regard for other tenants on the Avenue by asking their opinions on the planned build.

With regards to the application itself, he has already caused friction & repeated upset within the community with this planning application. We are a close community.

The proposed building is of a very imposing nature. It evades my privacy where I reside at No 15 Troon Avenue. I will be clearly overlooked into my garden. Why is the building so high? Given its supposedly a disabled annex for an elderly relative. No its not & never has been the plan. It will indeed be a 2 storey rental property. Mr Vermani (Virmani) will not abide any laws & will convert this annex into 2 flats at the first opportunity.

The layout does not fit within the specification of the footprint of the current building. The internal layout is not suitable for disabled access. 6 velux windows are in the application.

Why if this is a single storey property? Double patio doors opening out onto a fence? The distance between fence & patio doors does not meet regulations for a disabled person.

Parking and access is not detailed on the plans. There is already an issue within the avenue. It states access will remain the same. He has no formal contract with the fuel station owners at the rear of 17 Troon Avenue & does not own the land. Access via Troon avenue will be almost impossible. There is very little on street parking. If I erect a dividing party fence on the current driveway of my property at 15 Troon Ave, this forces me & any visitors to my property, to park on the Avenue. We already have issues with home delivery services for several disabled residents, difficult access for emergency vehicles.

There is a high crime rate in the area & by allowing the build at the rear of 17, Troon Avenue this would potentially cause further issues for the residents of Troon avenue. It will be used regularly as a thoroughfare as soon as people on the estate know its open access. No 17 & myself have been able to control this over the last few years by locking the gates that divide our properties. It would be very dangerous for any resident to challenge any persons using it as a thoroughfare. Once again putting more pressure on an already overstretched police force when we have to no doubt report an increased crime rate in the area. I myself am a vulnerable person with mental health issues & have recently been burgled.

I trust you will take my concerns & objections very seriously indeed & also that of all the other residents who have put in objections to this proposed planning application.

Yours sincerely

Miss Paula A Parker

Objection from Julie & Pete, 4 Troon Avenue, Blackburn, Rec 23.11.2020

I'm sending this email with regard to the proposed building work at 17 Troon Avenue.

As a resident/homeowner I have a few issues which are causing me concern. My son has disabilities and any disruption to his day causes him anxiety.

1. The building work is going to cause problems with delivery trucks bringing materials. Troon Avenue is a cul-de-sac therefore causing parking issues. Majority of residents have driveways but they're no good if you can't get on them.
2. Noise is going to cause a disturbance. As an NHS keyworker I like to relax in the evening and at weekend as most people do.
3. A thoroughfare/footpath will allow non-residents of Troon Avenue to 'cut through' therefore causing a security risk (one neighbour has already been burgled this year). This would mean school children cutting through in groups leaving rubbish, making noise etc.
4. New tenants and visitors driving up and down the street causing more traffic making it dangerous for children playing out and possibly parking issues.

5. More rubbish causing rats and other vermin which can cause health issues.
I also have concerns about the use of the building. The owner doesn't live at number 17 although he says he does so why move an elderly relative there with no support.