

# APPEALS MONITORING REPORT RELATING TO APPEALS DETERMINED BETWEEN THE PERIOD 3<sup>rd</sup> OCTOBER 2020 AND 3<sup>rd</sup> JUNE 2021

## PLANNING & HIGHWAYS COMMITTEE – 17<sup>th</sup> JUNE 2021

APPEAL START DATE	APPEAL REFERENCE	APPEAL SITE ADDRESS & DEVELOPMENT DESCRIPTION	APPEAL TYPE	APPEAL DECISION	APPEAL DECISION DATE	REASONS FOR DECISION
10 <sup>th</sup> August 2020	APP/M2372/w/20/325532  10/20/0136	70 Colenso Road Blackburn BB1 8DR  Demolition of existing house and erection of replacement dwelling	Written Representations	Dismissed	13 <sup>th</sup> November 2020	The significant increase in the bulk of built development would diminish the outlook and it would result in a sense of enclosure to the neighbouring occupiers of Nos 239 and 241 Shear Brow, thereby resulting in significant harm to the living conditions of these properties contrary to Policy 8 of the Local Plan Part 2. The proposal would also result in overspill in terms of on-street car parking contrary to Policies 8 and 10 of the Local Plan Part 2.
27 <sup>th</sup> August 2020	APP/M2372/W/20/3254940  10/20/0351	Land South of Higher Pastures Farm Broadhead Road Turton BL7 0JW	Written Representations	Dismissed	19 <sup>th</sup> November 2020	The building would be on a raised slope above the road and be an isolated feature within the open rural landscape as it would not be near to any

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		Proposed agricultural building				existing buildings or a group of trees. The proposed building would not benefit from any established screening and no new planting is proposed. Proposal would conflict with policies 11,14,16,18, and 41 of the Local Plan and para 127 of the NPPF.
3 <sup>rd</sup> March 2021	APP/M/2372/W/21/3268762  10/20/0471	Golden Soney, The Briers Tockholes Road Tockholes Darwen BB3 0NL  Demolition of existing building and extension of existing adjacent dwelling to form 1 no. dwelling	Written Representations	Dismissed	24 <sup>th</sup> May 2021	The very special circumstances necessary to justify the development do not exist and the development would conflict with the green belt protection aims of the NPPF and Policy 3 of the Local Plan Part 2.
2 <sup>nd</sup> November 2020	APP/M/2372/D/20/3259795  10/20/0719	28-30 Coniston Road Blackburn BB1 5NP  Proposed front porch	Written Representations	Allowed	23 <sup>rd</sup> December 2020	Given the larger size of the host property, the proposed porch would appear a small addition and subservient in nature. The proposal would

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						not appear incongruous on the street scene.
23 <sup>rd</sup> February 2021	APP/M/2372/D/20/3265881  10/20/0887	7 Parklands Way Blackburn BB2 4QS  Double storey side extension and front porch	Written Representations	Dismissed	23 <sup>rd</sup> March 2021	The proposed development would be of different design and appearance to any of the dwellings in the surrounding area. The protrusion forward of the dwelling frontage would, as a result of the proposed height and massing overwhelm the host dwelling. The proposal would have an adverse effect on the host dwelling and appear incongruous in the street scene contrary to Policies 8 and 11 of the Local Plan Part 2.
29 <sup>th</sup> January 2021	APP/M/2372/W/21/3266423  10/20/0891	29 King William Street Blackburn BB1 7DJ  Change of use from an E use (previously	Written Representations	Dismissed	14 <sup>th</sup> May 2021	The proposal would have a harmful effect on the vitality and viability of the Primary Shopping Frontage and town centre. The proposal would be

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		A1 (Retail)/B1 (Office) to an Adult Gaming Centre (Sui Generis)				contrary to Policies 26, 30 and 31 of the Local Plan Part 2, which seeks proposals to strengthen and focus the shopping offer, support and encourage a mix of complementary uses and contribute to vitality and viability of the Primary Shopping Frontage.
26 <sup>th</sup> January 2021	APP/M2372/D/21/3267073  10/20/0987	71 Hereford Road Blackburn BB1 3JU  Single and two- storey extension to rear of property (Resubmission - 10/20/0240)	Written Representations	Dismissed	10 <sup>th</sup> March 2021	The proposal would, as a result of its projection, coupled with its siting, scale and mass, appear over dominant and oppressive when viewed from the habitable windows on the rear elevation of No.69, together with affecting the light to these windows. The proposal is contrary to Policy 8 of the Local Plan Part 2.
26 <sup>th</sup> January 2021	APP/M/2372/D/21/3267290	18 Harwood Gate Blackburn	Written Representations	Dismissed	23 <sup>rd</sup> March 2021	The design, scale and appearance of the

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	10/20/1078	BB1 5HP  Retrospective Application for the Insertion of a Rear Dormer				dormer is unsympathetic to the original property and the terrace. Furthermore, being in a prominent highly visible position it has a detrimental effect on the street scene, which is considered to be harmful to the character and appearance of the area. The proposal is contrary to Policy 11 of the Local Plan Part 2 and RES4 and RES13 of the Residential Design Guide.

**TOTAL NUMBER OF DECISIONS: 8**

**TOTAL NUMBER ALLOWED: 1 (12%)**

**TOTAL NUMBER DISMISSED: 7 (88%)**