

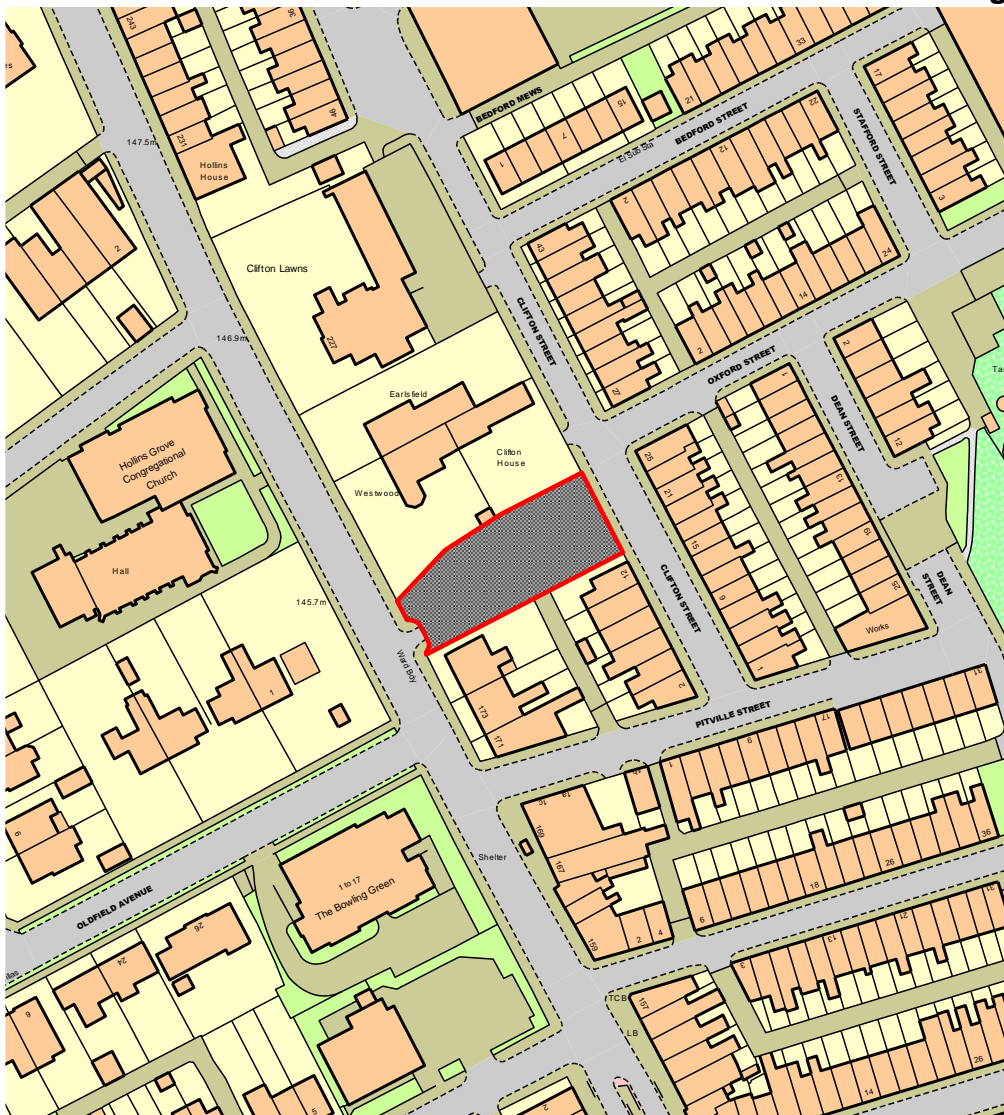
**Proposed development: Full Planning Application (Regulation 3) for Change of use from a resource centre to a residential dwelling (Use Class C3)**

**Site Address:  
175A The Limes  
Blackburn Road  
Darwen  
BB3 1HL**

**Applicant: Blackburn with Darwen Borough Council**

**Ward: Darwen East**

**Councillors: Katrina Fielding  
Matt Gibson  
Martin McCaughran**



## 1.0 SUMMARY OF RECOMMENDATION

1.1 **APPROVE** subject to the conditions set out within section 4 of this report

## 2.0 KEY ISSUES/SUMMARY OF PLANNING BALANCE

2.1 This application is before the Planning and Highways Committee, in accordance with the Scheme of Delegation, as the Council is the landowner and developer, and the proposal therefore falls under Regulation 3 of the Town and Country Planning Regulations 1992

2.2 The proposal provides for a change of use of an existing detached building from a social services resource centre (as approved under planning permission 10/94/1021) to a class C3 residential dwelling.

2.3 Detailed assessment finds that the development corresponds with the Council's strategic and development management objectives of the Local Plan 2021-2037. The proposed class C3 residential use of the building is consistent with the prevailing residential use of the locality. All technical issues have been addressed through the application or are capable of being controlled or mitigated through the application of planning conditions.

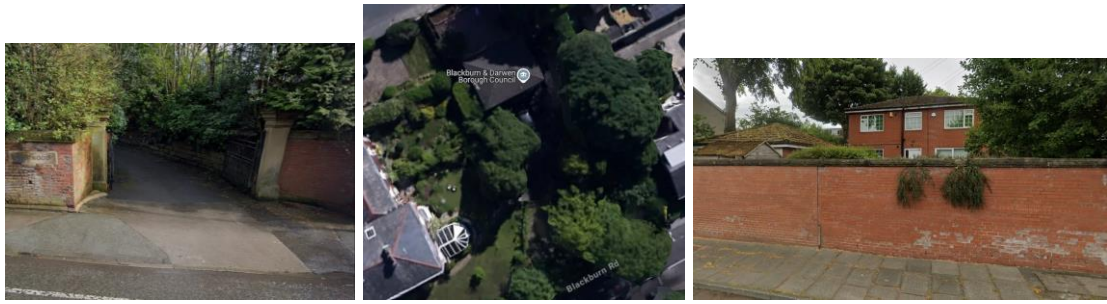
## 3.0 RATIONALE

### 3.1 Site and Surroundings

3.1.1 The application site relates to an existing detached building, associated detached garage and surrounding garden area, located to the east of Blackburn Road and west of Clifton Street, within the Darwen urban boundary. The immediate locality is characterised by class C3 residential properties.

3.1.2 The host building is of two storey construction and is massed to the rear (east) of the plot, with a detached outbuilding in close proximity. The property sits within a large garden area that includes mature landscaping and trees. The unit is served by a driveway linking to Blackburn Road, which is shared with the adjacent residential property, 'Westwood'.





## 3.2 Proposed Development

3.2.1 The proposal provides for a change of use of the premises from a social services resource centre (as approved under planning permission 10/94/1021) to a class C3 dwelling house. The proposal provides for the creation of a four-bedroom property. There are no alterations to either the host building or associated outbuilding. Vehicular access will continue to be provided by the driveway shared with the neighbouring house 'Westwood' and linking to Blackburn Road.

## 3.2 Development Plan

3.3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that determination of planning applications must be made in accordance with the Development Plan unless material considerations indicate otherwise.

3.3.2 For the purpose of this assessment, the Development Plan comprises the Blackburn with Darwen Borough Council Local Plan 2021 – 2037 (adopted January 2024). The following policies of the Local plan are of relevance;

### 3.3.3 Local Plan 2021-2037

- Core Policy 1 (CP1): A Balanced Growth Strategy
- Core Policy 2 (CP2): The Spatial Approach
- Core Policy 9 (CP9): Transport and Accessibility
  
- DM Policy 2 (DM02): Protecting Living and Working Environments
- DM Policy 29 (DM29): Transport and Accessibility

## 3.4 Other Material Planning Considerations

3.4.1 National Planning Policy Framework (The Framework).

3.4.2 National Planning Policy Guidance (NPPG).

3.4.3 Blackburn with Darwen Adopted Parking Standards

### **3.5 Assessment**

#### **3.5.1 Principle of Development:**

Policy CP1 confirms that the Council will pursue a 'Balanced Growth' strategy over the plan period, with an aspiration to help ensure a better quality of life everyone, both now and for future generations, achieved through: the quantum of development, the distribution of development and the overall approach to development.

3.5.2 Policy CP2 confirms the principles of future development and that the majority of new development over the plan period will be in the urban areas of Blackburn with Darwen. The proposed change of use to a class C3 residential dwelling is consistent with the requirement set out at section (ii) which advises that "Darwen will accommodate more general development needs of an appropriate scale to support the existing population and services. This including a range of housing to reduce the need to travel out of town.

3.5.3 The proposed residential use is also consistent with the predominantly residential characteristic of the existing locality. Indeed, the proposal would see the building returning to the residential use it was first approved for, as consented under applications 10/89/0118 and 10/89/1161.

#### **3.5.4 Amenity:**

Policy DM02 requires development to contribute positively to the overall physical, social, environmental and economic character of the area. It is also required to secure a satisfactory level of amenity and safety for surrounding uses and for occupants or users of the development itself, with reference to noise, vibration, odour, light, dust, other pollution or nuisance, privacy / overlooking and the relationship between buildings; and to have a neutral or positive impact on air quality.

3.5.5 The proposal raises no concerns in relation to erosion of residential amenity standards for surrounding properties. Indeed, the proposed class C3 residential use is consistent with the surrounding uses and the proposal will remove an institutional use that has greater potential to erode amenity due to the associated activity levels and associated vehicle movements.

3.5.6 The proposal provides for appropriate amenity standards for future occupants too. The submitted floor plans comfortably exceeds the minimum floor area requirements set out within the 'Nationally Described Space Standards'. Similarly, the extensive garden area associated with the new dwelling is sufficient to meet the amenity needs and of future occupants. Compliance, with DM02 is achieved.

#### **3.5.7 Highways:**

Policy DM29 requires, in general, that road safety and the safe and efficient and convenient movement of all highway users, included pedestrians and the

disabled, is not prejudiced and that appropriate provision is made for off street servicing and parking in accordance with the Council's adopted standards.

3.5.8 The current use of the site provides for a social services resource centre. The 1994 application clarified this as being for "*multi-agency professionals who spend the majority of their working day in people's homes and within the community but require a base from which the service is managed and co-ordinated. Such a base would also receive service users as individuals and in small groups*".

3.5.9 It follows that the proposed change of use to a class C3 dwellinghouse would constitute a deintensification of the site's use. It being anticipated that vehicle movements to and from the premises would be substantially lower than the current authorised use.

3.5.10 The existing building has 125m<sup>2</sup> of floor space. When applying Council's adopted parking standard for the authorised class D1 use this would have generated a demand for 1 space per 2 staff and an additional 3 spaces per consulting rooms. This is set against a requirement for 3 spaces to serve the proposed 4-bedroom dwelling. Evidently this forms a significant reduction in parking demand; and one that can be easily met via the existing hardstanding parking areas within the site.

3.5.11 Compliance with Policies CP9 and DM29 is achieved.

#### **4.0 RECOMMENDATION**

##### **4.1 Approve**

**Delegated authority is given to the Strategic Director of Growth & Development/Deputy Chief Executive 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:

Proposed Site Plan: The Limes (June 94), received 30<sup>th</sup> July 2024

Proposed Floor Plans: Dimensions, received 30<sup>th</sup> July 2024

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

## **5.0 PLANNING HISTORY**

- 5.1 10/94/1021 - Change of Use from house to Resource Centre for people with mental illness with office base for 6 staff at first floor level.  
(Parking on site). Up to 10 clients for meetings on ground floor
- 5.2 10/89/1161 – Detached House (Reserved Matters)
- 5.3 10/89/0118 – Detached House (Outline)

## **6.0 CONSULTATIONS**

### 6.1 Public Consultation:

9 neighbouring premises were individually consulted by letter and a site notice displayed. No comments have been received.

### 6.2 Public Protection:

No objection

### 6.3 Strategic Housing Manager:

No objection

**7.0 CONTACT OFFICER: Martin Kenny, Planning Officer**

**8.0 DATE PREPARED: 30<sup>th</sup> September 2024**