

**APPEALS MONITORING REPORT RELATING TO APPEALS DETERMINED BETWEEN THE PERIOD 18th APRIL 2019 AND 4th OCTOBER 2019
PLANNING & HIGHWAYS COMMITTEE – 17th OCTOBER 2019**

| APPEAL START DATE | APPEAL REFERENCE | APPEAL SITE ADDRESS & DEVELOPMENT DESCRIPTION | APPEAL TYPE | APPEAL DECISION | APPEAL DECISION DATE | REASONS FOR DECISION |
|-------------------|---|---|-------------------------|-----------------|----------------------|---|
| 08/05/2019 | APP/M/2372/D/19/3225406 10/18/1084 | 35 Kirkland Close Blackburn BB1 5JF Erection of double storey with single storey rear extension, conversion of roof from hip to gable and erection of 2 no. rear dormers and erection of front porch | Written Representations | Dismissed | 02/07/2019 | The Inspector considered that the extension would appear particularly overbearing. This would result in a significant loss of outlook from the rear of No 33. It would also increase overshadowing and introduce a sense of enclosure in that property's rear garden. Again, this would conflict with the guidance in RES E5 and RES E7 of the SPD. The Inspector concluded that the appeal proposal would have a significantly harmful effect on the living conditions of the occupiers of No 33 arising from loss of daylight and outlook from the ground floor, and by introducing a sense of enclosure in |

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| | | | | | | its rear garden. It would therefore be contrary to Policy 8 of the Blackburn with Darwen Local Plan Part 2 (LPP2) adopted in December 2015, as well as guidance in the SPD, which seek to protect neighbours from development which would cause unacceptable harm to their living conditions. |
| 26/03/2019 | APP/M/2372/ W/19/3224578 10/18/1175 | 87 Whalley New Road Blackburn BB1 6JZ Change of use of part of ground and first floor from Retail (A1) to Office (B1), replacement shopfront, new windows to side and replacement of security shutter | Written representations | Dismissed | 26/06/2019 | The Inspector concluded that the increase in glazing on the front elevation, only emphasises the new glazing on the side elevation at both ground and first floor. As a consequence, the alterations to the fenestration of the property, with particular regard to the introduction of the new glazing on the side elevation would create a visually awkward fenestration detail that |

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| | | | | | | would constitute an incongruous alteration to the detriment of the host property and the street scene. Therefore the Inspector concluded that the proposed development would not accord with the character and appearance aims of Policy 11 of the Council's Local Plan Part 2 2015, Policy CS16 of the Council's Core Strategy 2011, the Council's Supplementary Planning Guidance – Shopfront Design and Security and the Framework. |
| 16/07/2019 | APP/M2372/D/19/3230286 10/19/0052 | 42 Lammack Road, Blackburn 8JN Conversion of hipped roof to form gable ends, raising the ridge height, new front porch and formation of hardstanding area to | Written Representations | Split Decision | 19/09/2019 | The appeal is dismissed insofar as it relates to the proposed conversion of hipped roof to form gable ends and raising the ridge height. The appeal is allowed insofar as it relates to the new front porch and |

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| | | front garden. | | | | <p>formation of hardstanding area to front garden and planning permission is granted for the new front porch and formation of hardstanding area to front garden. The Inspector considered that the proposed increased height and replacement with a gable presentation would create a dominant roof form when viewed adjacent to the neighbouring property on the lower ground level. The increased pitch and height, and loss of the half-hipped detailing to form gable ends would disrupt the spatial pattern of the 3 properties as they step up in the street scene. The resulting scale and form of the roof structure adjacent to the neighbouring</p> |

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| | | | | | | <p>property on the lower ground level would, in my view, appear as an incongruous addition. Though not significant in isolation, this would be compounded by the proposed loss of the horn detailing. the proposed conversion of the hipped roof to form gable ends and raising the ridge height would conflict with Policy 11 of the Blackburn with Darwen Local Plan Part 2 Site Allocations and Development Management Policies Adopted December 2015 (LP). The proposed porch would be of modest proportions, matching materials and with a lean-to roof which would appear compatible with the character and appearance of the host dwelling. In addition,</p> |

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| | | | | | | the garden is not particularly large and although the proposals seek to hard surface the full frontage this would not result in a substantial amount of hardstanding overall. The proposed hardstanding would not be an uncommon sight in a residential area such as this. |
| 20/05/2019 | APP/M2372/D/19/3225221 10/18/1117 | 10 Finch Close, Blackburn BB1 6EW Erection of part double part single storey rear extension and detached outbuilding/ store room. | Written Representations | Dismissed | 18/07/2019 | The Inspector considered the proposal would nevertheless be a large and bulky addition that would not appear subservient to the host property. As a result of its prominent location, it would be a noticeably dominant feature that would not respect the original simple rear elevation. It would not in keeping with the surrounding properties and it would disrupt the consistency of the terrace. |

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| | | | | | | <p>Although the detached outbuilding would be screened to some extent by the boundary walls and gate, there would be a cumulative visual impact in combination with the proposed rear extension. Consequently, the appeal scheme would result in a cluttered form of development that would not respect its surroundings or make a positive contribution to the streetscene. Therefore, by virtue of its size and scale, massing and design, the proposed development would result in significant harm to the character and appearance of No 10 Finch Close and the area. It would conflict with Policy 11 of the Blackburn with Darwen Borough Council Local Plan Part 2 Site</p> |

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| | | | | | | Allocations and Development Management Policies Adopted December 2015 (the Local Plan) |
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TOTAL NUMBER OF DECISIONS: 4

TOTAL NUMBER ALLOWED: 0

TOTAL NUMBER DISMISSED: 3 (75%)

TOTAL NUMBER SPLIT DECISIONS: 1 (25%)