

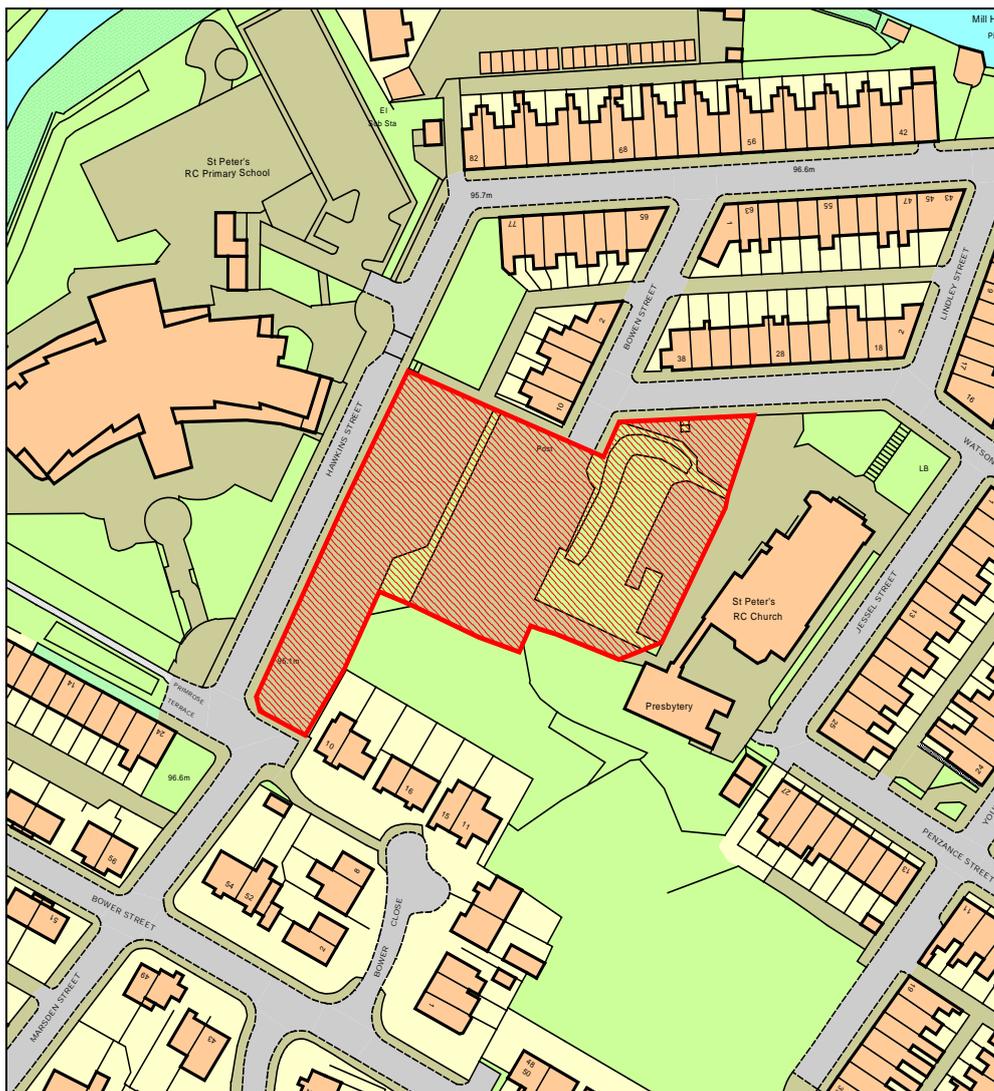
Proposed development: Full Planning Application for Erection of 24 No. new build dwellings

**Site address:
Land at Bowen Street
Blackburn
BB2 2RL**

Applicant: Great Places Housing Group

Ward: Mill Hill & Moorgate

**Councillor: Julie Gunn
Councillor: Jim Smith
Councillor: Damian Talbot**



1.0 SUMMARY OF RECOMMENDATION

1.1 APPROVE – Subject to recommended conditions (see section 4.0).

2.0 KEY ISSUES/SUMMARY OF PLANNING BALANCE

2.1 The proposal will deliver a high quality bespoke housing development which will widen the choice of family housing in the Borough. It supports the Borough's planning strategy for housing growth as set out in the Core Strategy, delivering 100% social rent housing to meet identified need within the Borough. The proposal is also satisfactory from a technical point of view, with all issues having been addressed through the application, or capable of being controlled or mitigated through planning conditions.

3.0 RATIONALE

3.1 Site and Surroundings

3.1.1 The application site comprises approximately 0.4 hectares of previously developed land, having been occupied by the St Peter's school building and grounds prior to its demolition. Due to the topography of the area, the site is currently tiered and sits in an elevated position to the adjoining streets.

3.1.2 The site is bordered to the north by Watson Street, to the east by St Peter's Roman Catholic Church, to the south by open land and to the west by Hawkins Street, with the new St Peter's primary school and grounds on the opposite side of the street. The locality is generally characterised by traditional red brick terrace properties, though the area to the south of the site also accommodates modern semi-detached development.

3.2 Proposed Development

3.2.1 The proposal is a full planning application for 24 dwellings, with associated landscaping, highway works and infrastructure. The accommodation comprises;

- 7no. 2 bed terraced houses
- 10no. 2 bed semi-detached houses
- 4no. 3 bed semi-detached houses
- 1no. 3 bed detached houses
- 2no 2 bed bungalows

3.2.2 The development is predominantly formed around a cul-de-sac, accessed via Bowen Street, though nine units will be accessed directly from Hawkins Street. The properties are considered to offer a modern interpretation of the traditional terrace design that characterise the area. Important elements include the use of red brick walling, slate-effect roof tiles and reconstituted stone surrounds to the vertical aligned windows.



Extract from submitted proposed site plan

3.3 Development Plan

3.3.1 The Development Plan comprises the Core Strategy and adopted Local Plan Part 2 – Site Allocations and Development Management Policies. In determining the current proposal, the following are considered to be the most relevant policies:

3.3.1 Core Strategy

- CS1 – A Targeted Growth Strategy
- CS5 - Locations for New Housing
- CS6 – Housing Targets
- CS7 – Types of Housing
- CS16 – Form and Design of New Development

3.3.2 Local Plan Part 2

- Policy 1 – The Urban Boundary
- Policy 2 – The Inner Urban Area
- Policy 7 – Sustainable and Viable Development
- Policy 8 – Development and People
- Policy 9 – Development and the Environment
- Policy 10 – Accessibility and Transport
- Policy 11 – Design
- Policy 12 – Developer Contributions
- Policy 18 – Housing Mix

3.4 Other Material Planning Considerations

3.4.1 Residential Design Guide Supplementary Planning Document

This document provides targeted advice to ensure high quality new homes. It aims to ensure that new development reflects the individual and collective character of areas of the Borough and promotes high standards of design. The document also seeks to ensure a good relationship between existing and proposed development in terms of protecting and enhancing amenity.

3.4.2 National Planning Policy Framework (NPPF) (2019)

The National Planning Policy Framework (Framework) is a material consideration in planning decisions. The Framework sets out a presumption in favour of sustainable development, which is the “golden thread” running through both plan-making and decision-taking. Paragraph 14 of the Framework explains that for decision taking, this means approving development proposals that accord with the development plan without delay. Section 6 of the Framework relates to delivering a wide choice of high quality homes, and Section 8 relates to promoting healthy communities.

3.5 Assessment

3.5.1 In assessing this application there are a number of important material considerations that need to be taken into account as follows:

- Principle;
- Highways and access;
- Design and Layout;
- Amenity impact;
- Drainage; and
- Affordable housing.

3.5.2 Principle of Development

3.5.3 Policy 1 of the Local Plan states that the defined Urban Area is to be the preferred location for new development. Development in the Urban Area will be granted planning permission where it complies with the other policies of this Local Plan and the Core Strategy. The site is located within the urban area boundary defined on the proposals map.

3.5.4 Policy 7 on Sustainable and Viable Development echoes the presumption in favour of sustainable development set out in the NPPF. Thus, applications that accord with policies in the Local Plan will be approved without delay unless material considerations indicate otherwise.

3.5.5 Core Strategy Policy CS1 sets out the principle that development will be concentrated within the urban area, in which the site is located according to Policy 1 of the Local Plan Part 2. Policy CS5 sets out the hierarchy for the

location of new housing development, indicating that the inner urban areas of Blackburn and Darwen is the preferred location for new housing.

3.5.6 Policy CS7 advises that the Council will encourage the development of a full range of new housing types, with emphasis on the provision of housing that widens the choice of accommodation. The housing mix is further controlled by Local Plan Policy 18, which again reiterates the need to widen the choice of housing types; with detached and semi-detached housing being the principal element required.

3.5.6 The proposal seeks to develop a parcel of previously developed land within an inner urban setting. On that basis it aligns with the Policy direction for the location of new housing. Further, the proposed accommodation mix is considered to be policy compliant given it will widen the choice in the locality. The proposal also meets identified need for social rent housing.

3.5.7 Highways

3.5.8 Core Strategy Policy 22: Accessibility Strategy and Local Plan Policy 10: Accessibility and Transport, aim to ensure that new developments provide appropriate provision for access, car parking and servicing so as to ensure the safe, efficient and convenient movement of all highway users is not prejudiced.

3.5.9 The proposal identifies the principle access being via the existing connection with Bowen Street, with 15 units being arranged in a cul-de-sac. The remaining 9 units will have driveways connecting to the existing road network.

3.5.10 Parking provision for the development in accordance with the Council's adopted parking standards - 2 spaces for 2/3 bed units - would require a total provision of 48 spaces. The application proposes a total provision of 44 spaces and is therefore below the guideline figure.

3.5.11 A Transport Statement (TS) was submitted in support of the application which evaluated the existing transport and highways context of the site, access, parking and servicing conditions, trip generation and junction capacity. This allows an assessment as to whether the highways network has the capacity to accommodate the potential increases in traffic as a result of the new residential development. The TS concludes that;

- The proposed development can be adequately accessed and serviced in a safe and efficient manner.
- The existing pedestrian infrastructure located in the vicinity of the site will enable safe pedestrian movement between the development site and the local area.
- The site is located close to a number of day to day amenities within the area to reduce reliance on the private car.

- The site benefits from being located in close proximity to the bus stops on Mill Hill Bridge Street which provide services that are ideally placed to cater for the needs of the new residents.
- The site is within a short walk of Mill Hill railway station.
- The impact of the proposals has been assessed using the TRICS database and the assessments undertaken have shown that the proposals will not have a material impact or give rise to any highways related issues.
- The car parking provided on the site would adequately be able to accommodate the parking demand likely to be generated by the proposals.

3.5.12 The TS has been reviewed by the Council's Highway Team, who has accepted its findings. The anticipated trip generation does not exceed the 30 two way trips threshold and thus, in isolation, the development is unlikely to generate sufficient vehicle movements to cause conflict to the safe, efficient or convenient movement of highway users.

3.5.13 Public concerns, including the objection from the Governors of the adjacent primary school, have raised issues with school parking; including the application site being used by parents picking up and dropping off children. This point is acknowledged by the highway team, though they do not consider it sufficient to warrant refusal. The use of the application site is for short periods of the day – typically 15 minutes in the morning and afternoon – and its loss is not considered significant or severe enough to resist supporting this application on highway grounds. Further, the congestion and parking demand around the school day is a scenario common to most schools within the Borough, and should be managed through the school and their travel plan, by encouraging less use of the car.

3.5.14 Given the above position, it is considered necessary to improve the pedestrian links to the site. The path currently connecting from Bowen Street to Hawkins Street requires resurfacing to modern adoptable standards. This request can be accommodated through the use of a Grampian planning condition.

3.5.15 Highways colleagues have also appraised the proposed layout within the site. The amended site layout received 21st January 2020, has addressed earlier concerns in relation to parking provision and access arrangements. The site is now considered to be able to safely accommodate the necessary manoeuvring of refuse and emergency vehicles. The parking provision drops 4 spaces below the Council's guideline adopted standards, though given the site's accessibility and the applicant's feedback regarding parking needs of their prospective tenants the overall provision is not considered to be injurious to the safe, efficient and convenient movement of all highway users.

3.5.16 Overall, the scope of information submitted in support of the transport and highways aspects of the proposal illustrate an acceptable highways layout and off-site highways works that will mitigate elements of the impact on the

surrounding network. As such, subject to compliance with the aforementioned conditions, it is in accordance with the requirements of Policy 10 of the Local Plan Part 2.

3.5.17 Design and Layout:

Policy 11 of the Local Plan requires development to present a good standard of design, demonstrating an understanding of the wider context and make a positive contribution to the local area. The policy sets out a list of detailed design requirements relating to character, townscape, public realm, movement, sustainability, diversity, materials, colour and viability. This underpins the main principles of sustainable development contained in the NPPF.

3.5.18 A detailed Design and Access Statement has been provided which sets out the evolution of the scheme. Key design principles which are taken forward in the application proposals design response, reflecting the policy requirements include:

- Provision of street frontage on to Hawkins Street to define street elevation treatment and improve security
- Three bed properties positioned on main frontage of the site
- Semi-detached properties on the higher proportion of the site, layout determined by existing road position of Bowen Street and need for adequate turning head for refuse vehicles
- The scale and the use of a new residential typology within the immediate area allows for a contemporary approach to the design of houses.
- Need to accommodate a 5m drainage easement that traverses the south east portion of the site
- Landscape strategy to include provision of a landscaping buffer between properties on the upper and lower portions of the site.
- Use of bungalows on restricted plots to ensure compliance with Council's adopted separation distances.

3.5.19 The applicant's design team has placed an emphasis on a development which positively responds to policy and to the best practice guidance, and represents a high quality scheme, which is well designed to complement the local setting whilst responding to site constraints including the topography, close proximity of existing housing on the site periphery and the fixed position of the vehicular site access from Bowen Street.

3.5.20 The proposed 24 units comprise 15 semi-detached and detached houses (62.5%) 7 terrace (29%) and 2 bungalows (8.5%). Policy 18 of the Local Plan Part 2 illustrates that the Council requires a detached and semi-detached housing offer to be the principal element of the dwelling mix on any site that is capable of accommodating such housing. Given the site constraints and predominantly terrace and semi-detached pattern of adjacent dwellings the

proposal is considered to meet this policy requirement of the Development Plan.

3.5.21 The properties have carefully considered internal layouts to offer a variety of configurations to appeal to families of varying sizes and needs. The house types represent an appropriate variety of styles and, together with their orientation, will create varied and attractive street scenes. Indicative external materials have been submitted but a full plot by plot assessment will be carried out through application of a condition to require prior approval of submitted materials.

3.5.22 Details of the proposed boundary treatments have been provided, alongside a detailed layout to illustrate the boundary treatments for each part of the site. The large majority of this treatment will not be visible from the public domain, though the most notable exception is in relation to plots 21 to 24, which are elevated from Watson Street. The new boundary treatment in this location will, in part, be erected on top of the existing stone retaining wall. Overall the proposals are considered to accord with the prevailing character of the area, conforming with the requirements of Policy 11

3.5.23 Core Strategy Policy 20 and Policy 8 of LLP2 seek to reduce crime through effective design solutions. The scheme has been assessed by the Lancashire Police Architectural Liaison Officer. They have made a number of recommendations as part of their response including inter alia the use of 1.8 metre perimeter fencing; Adequate lighting; Natural surveillance of public spaces; Appropriate species and siting of landscaping; Rear gardens to be secured with 1.8m high close boarded fencing; Consideration towards alternative boundary treatments; External ground floor windows and doors to be PAS24/2012 certified'. Many of these matters sit outside the scope of development management; however the details can be attached as a series of informatives to the decision notice, as necessary.

3.5.24 In summary, the comprehensive details submitted illustrate a design and layout which show dwellings, infrastructure and landscaping which accords with the provisions of the relevant policies of the development plan.

3.5.25 Amenity:

Policy 8 of the LPP2 relates to the impact of development upon people. Importantly, at section (ii) of the policy there is a requirement for all new development to secure satisfactory levels of amenity for surrounding uses and future occupiers of the development itself. Reference is made to matters including; noise, vibration, odour, light, dust, privacy/overlooking and the relationship between buildings.

3.5.26 The Residential Design Guide SPD indicates an appropriate separation of 21 metres between facing windows of habitable rooms of two storey dwellings, unless an alternative approach is justified to the Council's satisfaction. Where windows of habitable rooms face a blank wall or a wall with only non-habitable rooms a separation of no less than 13.5 metres shall be maintained, again

unless an alternative approach is justified to the Council's satisfaction. The separation requirements should be revised upwards by 3m to address each storey difference between opposing units, or equivalent land level differences.

- 3.5.27 Following assessment, the separation distances to the existing properties on the site's periphery are not wholly compliant with the requirements of the SPD. Plots 21 to 24 oppose the existing units on Watson Street at a distance of circa 21m, rather than the requisite 24m when accounting for the level differences. However, justification is afforded by the angling of windows that ensures windows do not directly face one another. The proposed close boarded panel fencing to the rear of each plot will also offer some screening benefits. On balance the relationship is considered to be satisfactory – and certainly significantly better than the prevailing pattern of development in the terrace streets surrounding the site.
- 3.5.28 Objections from residents living on Bower Street and Bower Close, reference, in-part, potential loss of sunlight caused by the closest properties on Plots 1 and 2. When appraising this impact it should be noted that plots 1 and 2 lie to the north west of the objectors' homes; this orientation ensures that no natural sunlight would be lost.
- 3.5.29 The internal arrangements are wholly compliant with the required separation, save for the relationship between plot 12 and numbers 4 and 5. The rear of plots 4 and 5 will face the side wall of plot 12 at a distance of 18.1m, rather than the 19.5m prescribed by the Residential Design Guide (13.5m plus an additional 6m due to level changes). Justification is provided for the reduced separation given that the amended details received 21st January 2020 details the use of a gable fronted unit on plot 12; the effect of which is to remove the gable from the side wall facing numbers 4 and 5 and thus reduce the bulk and massing of plot 12. On balance this approach is considered to provide sufficient justification to reduce the separation, whilst still ensuring appropriate levels of amenity for future occupants.
- 3.5.30 The Council's head of Public Protection has reviewed the application and offers no objection to the development subject to the application of conditions to deal with land remediation and to mitigate the potential loss of amenity during the construction phase and post-development. These include; construction hours restrictions, use of acoustic barriers and glazing (in accordance with applicant's noise consultants recommendations), land contamination assessment and remediation, measures to protect air quality including boiler emission restrictions and external electronic sockets to facilitate the charging of electric vehicles.
- 3.5.31 The overall impact of the proposed development is considered to accord with the provisions of the adopted and Local Plan Part 2 as any potential harm to amenity has been addressed or can be adequately controlled or mitigated through planning conditions.

3.5.32 Drainage and Flood Risk

3.5.33 Policy 9 sets out that development will be required to demonstrate that it will not be at an unacceptable risk of flooding and impact on environmental assets or interests, including habitats, species and trees.

3.5.34 The application is supported by a drainage strategy document and water calculations. Following a review of the application, no objection has been offered by United Utilities or the Lead Local Flood Authority; subject to the development being in accordance with the submitted details.

3.5.35 Affordable Housing

In accordance with Local Plan Policy 12, the Council will be supportive of proposals which provide affordable and older people's accommodation. It goes on to state that developments of 10 or more units consisting entirely of affordable housing will only be acceptable in exceptional circumstances.

3.5.36 The proposal is on behalf of a registered social landlord and will provide for 100% affordable housing, available for social rent. The Council's strategic housing manager has advised that "the principle of residential dwelling and mix is acceptable as proposals indicate a housing offer, which responds to the Council's aspiration and identified needs".

3.5.37 In supporting this development officers considered that the wider benefits of this application accords with national policy on sustainable development in that it would perform an economic role, social role and environmental role. As such, the NPPF approach to presumption in favour of sustainable development is clear that development which is sustainable should be approved without delay.

3.5.37 Summary:

This report assesses the full planning application for 24 dwellings on cleared land adjacent to Bowen Street, Blackburn. In considering the proposal a wide range of material considerations have been taken in to account during the assessment of the planning application.

3.5.38 The assessment of the proposal clearly shows that the planning decision must be made in terms of assessing the merits of the case against any potential harm that may result from its implementation. This report concludes the proposal provides a high quality housing development with associated infrastructure, which meets the policy requirements of the Blackburn with Darwen Core Strategy, Local Plan Part 2, and the National Planning Policy Framework.

4.0 RECOMMENDATION: Approve subject to Conditions which relate to the following matters:

- Commence within 3 years
- Approved details/drawings
- Materials to be submitted and implemented
- Houses to remain 'Affordable' in perpetuity
- Siting and appearance of boundary treatment in accordance with submitted details
- S278 Grampian condition for off-site highway works to improve pedestrian link from Bowen Street to Hawkins Street
- Sightlines clearance to be kept in perpetuity for all access points
- Prior to the occupation of any of the dwellings hereby approved, details of the proposed arrangements for future management and maintenance of the proposed streets within the development shall be submitted to and approved by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under section 38 of the Highways Act 1980 or a private management and Maintenance Company has been established.
- Prior to the construction of any of the streets referred to in the previous condition full engineering, drainage, street lighting and constructional details of the streets shall be submitted to and approved in writing by the Local Planning Authority. The development shall, thereafter, be constructed in accordance with the approved details.
- Construction management plan to be submitted and implemented
- Foul and surface water to be drained on separate systems
- Permitted development rights to be removed (Part 1, Classes A to E and Part 2, class A)
- Land contamination
- Limitation of construction site works to: 08:00 to 18:00 Mondays to Fridays, 09:00 to 13:00 Saturdays, Not at all on Sundays and Bank Holidays.
- The glazing of properties fronting onto Hawkins Street shall be fitted with acoustically treated trickle ventilators of the specification proposed in the professional Consult report ref 19.094.1.R2 dated 26/10/2019, unless otherwise agreed in writing with the local planning authority.
- Prior to the occupation of the dwellings, acoustic barriers shall be installed at the development in accordance with the plan contained in Figure 1 of Appendix 3 of the Professional Consult report ref 19.094.1.R2 dated 26/10/2019 that was submitted with the planning application. Unless otherwise agreed in writing with the local planning authority.
- No removal of or works to any hedgerows, trees or shrubs shall take place during the main bird breeding season 1st March and 31st August inclusive, unless absence of birds confirmed by a qualified ecologist.
- Prior to the commencement of development a scheme for the Biodiversity Enhancement Measures, as set out in section 5.0 of the Ecological Survey And Assessment dated October 2019 (ref: 2019-294), shall be submitted to and approved in writing by the Local Planning Authority.

- Demolition or construction work shall not begin until a scheme for protecting the surrounding residential premises from noise, vibration and dust from the site during these works has been submitted to and approved in writing by the Local Planning Authority. All measures which form part of the approved scheme shall be adhered to throughout the period of demolition and/or construction

5.0 PLANNING HISTORY

10/11/0499 – Prior Notification: proposed demolition of single and two storey former junior school building

6.0 CONSULTATIONS

6.1 Drainage Section

No objection subject to submission of a scheme for foul and surface water drainage development being in accordance with the submitted drainage strategy.

6.2 Education Section

No comment

6.3 Environmental Services

No objection.

6.4 Public Protection

No objection, subject to recommended conditions:

- Site working hours to be limited to between 8am-6pm (Monday-Friday) and 9am-1pm on Saturdays. No works on Sundays or Bank Holidays.
- All boilers to conform to max emissions of 40mg NOx/KWh
- Each unit to provide for external charging point to facilitate electronic vehicle use
- Prior to the occupation of the dwellings, acoustic barriers shall be installed at the development in accordance with the plan contained in Figure 1 of Appendix 3 of the Professional Consult report ref 19.094.1.R2 dated 26/10/2019 that was submitted with the planning application.
- The glazing of properties fronting onto Hawkins Street shall be fitted with acoustically treated trickle ventilators of the specification proposed in the professional Consult report ref 19.094.1.R2 dated 26/10/2019 that was submitted with the planning application.
- Demolition or construction work shall not begin until a scheme for protecting the surrounding residential premises from noise, vibration and dust from the site during these works has been submitted to and approved in writing by the Local Planning Authority. All measures which form part of

the approved scheme shall be adhered to throughout the period of demolition and/or construction

- It is recommended that the Council's standard conditions for land contamination be applied given the sensitive end use and potential for made ground given the historic quarry use in the locality.

6.5 Highways:

The proposal falls below the Council's adopted parking standards, though the shortfall of 4 spaces can be justified given the site's accessibility, the proposed inclusion of bungalows and the applicant's experience of parking demand on their other social housing developments in the locality. The revised layout provides for appropriate access arrangements and manoeuvring areas. The area does experience congestion at peak times, though this is a common scenario in locations close to schools and is commonly limited to 15 minutes either side of the school day; in isolation this is not sufficient to warrant refusal of the application.

No objection subject to conditions relating to; construction methods, including wheel wash; off-site highway improvements (steps linking Bowen Street and Hawkins Street & footway construction adjacent to plots 1 and 2); future maintenance and management of the streets within the development to be agreed; and full engineering details of street construction to be agreed.

6.6 Strategic Housing

The Housing Growth Team would support the development of good quality family homes in this location.

The principle of residential dwelling and mix would be acceptable as initial proposals indicate a housing offer, which responds to the Council's growth strategy.

We would be supportive of the proposal subject to it meeting planning policy requirements and approval from Development Management.

There is no additional requirement for affordable housing as the scheme is providing 100% affordable homes on site.

6.7 Lancashire Constabulary

No objections, but recommended that the scheme should be developed to achieve 'Secured by Design' accreditation.

6.8 United Utilities

No objections.

6.9 Public consultation

Public consultation has taken place, with 42 neighbouring addresses individually consulted by letter and the displaying of site notices. In response, 4 letters of objection have been received; representations can be found at section 9.0, with a summary of the material planning objections set out below:

- Existing congestion and parking issues around school drop-off and collection times; the proposal will exacerbate this
- Proposed driveway access points for new housing on Hawkins Street will conflict with available on-street parking
- Development will remove the existing parking area on the site of the former school grounds that is used by parents
- St Peter's School is already oversubscribed
- Loss of sunlight and privacy
-

7.0 CONTACT OFFICER: Martin Kenny, Principal Planner - Development Management.

8.0 DATE PREPARED: 7th February 2020

9.0 SUMMARY OF REPRESENTATIONS

Objection – Mr Fairbrother & Miss Withers, 10 Bower Close Mill Hill. Rec 12.12.2019

For the attention of Martin Kenny, case officer

Dear Sir / Madam

Reference:

PLANNING APPLICATION 10/19/1062

Development Type -New dwellings – Major at Land at Bowen Street Blackburn BB2 2RL

I write in connection with the above planning application. I have examined the plans and I know the site well. I wish to object strongly to the development of these houses in this location.

Bower Close and the surrounding area will be strong affected by this planning proposal. It should be considered very carefully: this development will affect the residents and the local school.

This development also impedes on my property and will affect the access to property, which will affect the safety of our livelihood, we already have trouble with parking, traffic generated from the school, the access to our property will be strongly affected do to the already daily struggles of the loading and turning outside our property. The traffic generated by the school is already very tiresome for the residents here but to add this development would only hinder us more. Less places for people to park when collecting children. I am disappointed also that the play ground is being taken away from the school as this space is used vastly in the summer.

On the plans is states they will be building a wall on our boundary line, because they are doing a reduce level excavation area right on our boundary line, which will leave us open and unsecured.

We have multiple concerns, the line of the building which would be next to our property, is injunction with building regulations due to our bathroom window being on party wall side, invading on our privacy as we will be overlooked from multiple angles. Not only will we lose our privacy on our property, but we will lose all of our light do to the shadowing of the houses, this will mean we will not get the sun light which will stop use from using our family home garden.

We have our own architect plans to extend our property which we haven't submitted, with this development would this hinder our planning, as there is lower lever works being completed, we feel this has been a financial waste.

The development name is very miss leading at the development is not just on Bowen Street it spills over to Hawkins Street, which effects a lot more parties in this area.

We have animals that will be affected with the ongoing works, and the local environment will be affected we have lots wild birds which often come in the garden etc.

If this application is to be decided by councillors, please take this as notice that I would like to speak at the meeting of the committee at which this application is expected to be decided. Please let us know as soon as possible the date of the meeting.

Thank you

Mr Fairbrother & Miss Withers

Objection – C. Holding (Chair of Governors), St. Peter's R.C. Primary School
Hawkins Street Blackburn. Rec 11.12.2019

Your Ref: 10/19/1062 – Full planning application – erection of 24 new build dwellings at land at Bowen Street, Blackburn, BB2 2RL.

Dear Mr Kenny

The Governors of St. Peter's RC Primary School wish to object to the above proposed development on the following grounds:

- The application states the erection of 24 new builds on land at Bowen Street, the proposed development extends down to Hawkins Street where our school is sited.
- St. Peter's RC Primary School is an oversubscribed school that feeds children from St Peter's and St John Vianney's Catholic parishes. At the current time there is a large development of new houses off Gibb Lane (St. John Vianney's parish), new houses have been built on Watson Street (St. Peter's parish) a development of new houses currently being built off Queen Victoria Street (St Peter's parish). There are three other schools in this area that have very few places for additional children.
- The development includes a number of houses on the Hawkins Street area with 8 houses having drives that will come out onto Hawkins Street (on the only area of the road that allows legal parking). In 2017 BwD Borough Council put in traffic calming measures on Hawkins Street due to concerns from parents about the amount of traffic and safety of our children. These measures include single and double yellow lines, a speed bump and give way areas on both sides of the road.
- Contractors will not be able to access the Hawkins Street site from Bowen Street,

If this application is approved our Governors have concerns regarding the safety of our children and families; heavy vehicles accessing the Hawkins Street site, the potential of road closure whilst sewage lines, gas, electric and water are being laid and cars trying to access and leave their drives especially at the beginning and the end of the school day. We are also concerned about the negative

effects and disruption to learning and normal school life a development so close to the school may have.

Yours sincerely

Objection – A.P & M.E Parkinson, 12 Bower Close Blackburn. Rec 28.11.2019

Mr.M.Kenny
Growth & Development Dept
Town Hall
Blackburn
BB1 7DY

A.P & M.E Parkinson
12 Bower Close
Blackburn
BB2 2QL

25TH November 2019

OBJECTIONS TO PLANNING APPLICATION REFERENCE:10/19/1062

Dear Sir,

I write to you with reference to the above planning application recently submitted to Blackburn with Darwen Borough Council, and wish to raise objections to this application on the following grounds.

1) **Severe impact on Traffic congestion.**

We feel quite strongly that Hawkins Street suffers significantly from traffic congestion already, and that the proposed building of new properties on Hawkins St and the anticipated increase in vehicular traffic from these properties would no doubt have a significant effect on that congestion. This is particularly highlighted at School times where vehicular access to our property can be extremely difficult.

2) **Severe impact on parking**

We already suffer from high volume of school traffic parking in the vicinity of our property and surrounding area. The planned new dwellings on Hawkins St would create more congestion in Bower Close and surrounding areas as we predict parents would have much reduced parking availability near the School. This situation we feel would increase on Bower Close as parents leave their cars to take children to school. We already have to contend with this issue (even to the extent of parking on private parking areas) but we have no doubt this would increase significantly as Hawkins St would be severely restricted for parking

This is highlighted by the fact that parents are constantly ignoring existing parking restrictions (DOUBLE YELLOW LINES), so no doubt this could only get worse. This concern is not only restricted to school times but, could apply to after school activities also. This is exacerbated by there being a public pathway along the frontage to our property between Bower St and the school on Hawkins St.

3) Restriction of natural sunlight

We feel the position of new properties on plots indicated as numbers 1&2 on the proposed plans would lead to a significant loss of natural sunlight to our property.

This is due to the fact that Plots 1&2 are two storey 3 bed homes and are exactly in line with the direction of sunlight to our property.

The height and position of these properties will have the effect of blocking out afternoon sunlight out completely which in summer hours can last for several

This will diminish significantly the enjoyment we have in our rear garden area.

WE DO NOT WISH TO BE PERMANENTLY DEPRIVED OF THIS NATURAL BENEFIT

Objection – Mark Lowry, 16 Bower Close Blackburn. Rec 26.11.2019

I reside at 16 bower close blackburn bb2 2ql and wish to make some comments about the above application

The main point is that I live near to st Peter's junior school and parents attend in their cars to drop off and pick up their children The situation is particularly bad and chaotic at around 3pm each day. I suggest that this housing development in its present form will make things much worse.

The upper part of the proposed development accessed from Watson st/Bowen street is the site of the old st Peter's school, now demolished. This is currently used for parking for parents to pick up children. I would estimate 15 to 20 cars.

The lower site adjoining Hawkins street is directly opposite the junior school . Again cars park on Hawkins street Marsden st and bower street to pick up children.

The driveways of the proposed houses come directly into Hawkins st making parking difficult if not impossible

It seems that this development will exacerbate the parking situation and parents will start parking in more of the surrounding streets and avenues

Photographs attached to show a typical day at 3pm

Mark Lowry





