



Appeal Decision

Site visit made on 13 February 2025

by Mrs Chris Pipe BA(Hons), DipTP, MTP, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 13 March 2025

Appeal Ref: APP/J2373/D/24/3357022

104 Norbreck Road, Blackpool FY5 1RP

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr & Mrs David Charlson against the decision of Blackpool Borough Council.
 - The application Ref is 24/0440.
 - The development proposed is erection of 2 storey rear extension and attached garage to side elevation.
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Decision

1. The appeal is allowed, and planning permission is granted for erection of 2 storey rear extension and attached garage to side elevation at 104 Norbreck Road, Blackpool FY5 1RP in accordance with the terms of the application, Ref 24/0440, and the plans submitted with it, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the materials identified on the application form and approved plans: Location Plan; Proposed Alterations ref: SD 02/a; and Site layout plan ref: SL 03/a.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing dwelling.

Procedural Matter

2. The Council changed the description of development from that stated on the application form in the interests of clarity. I consider that the amended description accurately describes the appeal scheme and accordingly I have adopted an amended description in the heading above.
3. Since the submission of the appeal the National Planning Policy Framework (2023) has been superseded by the National Planning Policy Framework (2024) (the Framework). However, in relation to this appeal the aims of both sets of policies are similar. No party would be prejudiced or caused any injustice by me proceeding with the appeal in light of this change in policy.

Main Issue

4. The main issue in this appeal is the effect of the proposed development on the character and appearance of the area of and the property itself.

Reasons

5. The appeal site is a double fronted detached bungalow within a predominantly residential area. The area is characterised by a mixture of property designs. The appeal site sits between an end terraced two storey property and a bungalow, No. 106 Norbreck Road, of similar design to the appeal property.
6. The proposed development would extend approximately 5 metres from the rear of the existing bungalow. The proposal includes a large extended roof which would form a gable to the rear and add mass to the property. Notwithstanding this I observed during my site visit that the neighbouring bungalow (No. 106) has been extended to the rear creating an altered roof form. Whilst the proposed development would introduce a different roof design the proposed development would be not appear incongruous given the variety of designs of properties in the area.
7. The proposed garage would have a lower roof design and would be unobtrusive in terms of design.
8. I find that the proposed development would not harm the character and appearance of the area of and the property itself.
9. There is no conflict with Policy CS7 of the Blackpool Local Plan, Part 1: Core Strategy 2012-2027 (2016) and Policies DM17 and DM20 of the Blackpool Local Plan, Part 2: Site Allocations and Development Management Policies (2023) which seek amongst other things to ensure developments are well designed and have regard to the local area.
10. There is no conflict with the aims of the Extending You Home Supplementary Planning Document (2007) which seeks to ensure developments respect the character of the surrounding area.
11. There is also no conflict with the Framework which seeks amongst other things to ensure developments are of good design and sympathetic to their surroundings.

Conclusion and conditions

12. For the above reasons I conclude that this appeal should be allowed.
13. I have imposed a standard condition relating to the commencement of development and a condition specifying the relevant plans as this provides certainty. In order to safeguard the character and appearance of the area I have imposed a condition concerning materials.
14. The Council have suggested a condition restricting the use of the garage I am not persuaded that this restriction is reasonable or necessary.

Chris Pipe

INSPECTOR