



Appeal Decisions

Site visit made on 30 December 2025

by **Elaine Moulton BA (Hons) BPI MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 19 January 2026

Appeal A Ref: APP/M2325/W/25/3366523

Land southwest of Weeton Road opposite the Millers Arms, Singleton FY6 8LL

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant approval to details required by a condition of a planning permission.
 - The appeal is made by Mr Neil McManus of Lanley Homes and Richard Dumbreck's Singleton Trust against the decision of Fylde Borough Council.
 - The application Ref 24/0045 sought approval of details pursuant to condition No 1 of planning permission Ref 20/0846, granted on 9 February 2021.
 - The application was refused by notice dated 13 December 2024.
 - The development proposed is erection of 4 dwellings.
 - The details for which approval is sought are access, appearance, landscaping, layout and scale.
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Appeal B Ref: APP/M2325/W/25/3370864

Land southwest of Weeton Road opposite the Millers Arms, Singleton FY6 8LL

- 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 Neil McManus of Lanley Homes and Richard Dumbreck's Singleton Trust against the decision of Fylde Borough Council.
 - The application Ref is 24/0085.
 - The development proposed is 5 dwellings and associated infrastructure.
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Decision

1. **Appeal A** is allowed and the reserved matters are approved, namely access, appearance, landscaping, layout and scale details submitted in pursuance of condition No 1 attached to planning permission Ref 24/0045 dated 17 January 2024, subject to the conditions in the attached Schedule.
2. **Appeal B** is allowed and planning permission is granted for 5 dwellings and associated infrastructure at land southwest of Weeton Road opposite the Millers Arms, Singleton FY6 8LL in accordance with the terms of the application, Ref 24/0085, subject to the conditions in the attached Schedule.

Preliminary Matter

3. As set out above, there are two appeals. Appeal A seeks the approval of reserved matters relating to outline planning permission for up to 4 dwellings¹. Appeal B seeks full planning permission for 5 dwellings on a larger site that, in addition to the same land which forms the site of Appeal A, includes a narrow strip of land adjoining Dumbreck Court. I have considered each proposal on its individual merits. However, to avoid duplication I have dealt with the two schemes together, except where otherwise indicated.

¹ Reference 20/0846

4. As the appeal sites lie within the Singleton Conservation Area (CA) I have had regard to the statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area as set out at Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
5. Although the Council has not found harm in relation to the Grade II listed former fire engine machine house, it has highlighted its presence. As Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision makers to have special regard to the desirability of preserving the setting of a listed building, I have included it in my reasoning.

Main Issue

6. The main issue in both Appeals A and B is whether the proposals would preserve or enhance the character or appearance of the Singleton CA and whether they would preserve the setting of the Grade II listed former fire engine machine house.

Reasons

7. The CA is compact, and comprises the village of Singleton, remodelled as an estate village during the late nineteenth century by the Preston Cotton magnate Thomas Miller. In addition, the boundary of the CA extends beyond the village to include adjoining farms and farmland. I consider that the significance of the CA, insofar as it is relevant to the appeal proposals, is derived from its predominantly residential character and its linear built form.
8. The village contains many modest semi-detached cottages from the nineteenth century, which are concentrated centrally along Church Road and Station Road. Towards the edges of the village there are detached and terraced dwellings, some that predate the formation of the estate village, and others more recent additions.
9. The appeal site currently contributes positively to the CA by forming part of the open farmland setting to the village. Both appeal proposals would result in the loss of that openness and alter views into and out of the built-up area of the village. This includes views from the public house, The Millers Arms, towards Blackpool. However, as the site is allocated for residential development, that loss of openness and the effect on such views have already been accepted.
10. The footprint, height and depth of the dwellings proposed within Appeals A and B, would be greater than the nineteenth century estate cottages within the CA. Nonetheless, the character and appearance of the CA is also made up of dwellings and non-residential buildings that are of a greater scale and massing than the estate cottages. On the periphery of the village, where the appeal site is located, there are many more substantially scaled buildings of varied design. These include the Millers Arms, the dwellings within Dumbreck Court, and agricultural buildings. In the context of such buildings, the semi-detached dwellings proposed in both appeals would not appear to be of an inappropriate scale or massing. Furthermore, they would maintain the prevailing residential character and linear form of development of the CA.
11. Accordingly, for the above reasons, the Appeal A and B proposals would not appear as incongruous forms of development. Whilst I acknowledge both schemes would be in a prominent position on the edge of the CA, the side gable wall that would be presented in views approaching the village would contain visual interest

through the inclusion of several openings and architectural features. Furthermore, in both cases the visual impact of the development would be softened by planting. Therefore, such prominence does not alter my findings in this regard.

12. The additional single detached dwelling, proposed within Appeal B, would introduce additional built form into the CA when compared to the Appeal A proposal. However, given the larger area of the Appeal B site, the plot widths in that scheme would not be significantly narrower than the four-dwelling proposal of Appeal A. There would remain ample space between the buildings to ensure that the development proposed in Appeal B would not appear as a cramped or contrived form of development.
13. The symmetry of the Appeal A proposal is not replicated in Appeal B due to the introduction of the additional detached dwelling. Nevertheless, whilst much of the residential development within the village is grouped in pairs of detached and semi-detached properties, the character and appearance of the CA is also made up of dwellings and non-residential buildings that follow a different pattern of development. There are single detached dwellings within the village, and buildings within the immediate context of the appeal sites do not reflect the symmetry that the Council has highlighted. As such, the absence of symmetry in such a context would not be alien or out of keeping.
14. The Council has not raised objections to the design and facing materials of the semi-detached dwellings which are proposed in both Appeal A and B and based on my observations I agree. The front elevation of the additional, detached, dwelling of Appeal B would be asymmetrical in its appearance. However, its design would otherwise be consistent with the appearance of the proposed semi-detached dwellings, and given the variety of building design within the village, it would not appear as a discordant, or harmful, addition to the CA.
15. The significance and special interest of the Grade II listed fire engine house is derived from its associative value as part of the nineteenth century remodelling of Singleton by Thomas Miller. It is also derived from its aesthetic value arising from its attractive design.
16. Although the land comprising the site of Appeals A and B is within the setting of the listed building, there is no evidence before me that supports the conclusion that the land ever had a functional relationship with the listed building. Furthermore, due to the intervening buildings and highway, the listed building does not have a close relationship with the appeal sites. Accordingly, I find that the Appeal A and B proposals would not harm the way that the listed building is experienced and would, thereby, preserve its setting.
17. Given the above, I conclude that the Appeal A and Appeal B proposals would not harm the character or appearance of the Singleton CA and would preserve the setting of a Grade II listed former fire engine machine house. Both proposals would, therefore, accord with policies GD7 and ENV5 of the Fylde Local Plan to 2032 (incorporating Partial Review), adopted December 2021. Such policies seek to achieve a high standard of design, require development to take account of the character and appearance of the local area, and conserve and protect the significance and historic value of designated and undesignated heritage assets. The proposals in both appeals also accord with the similar aims of the National Planning Policy Framework (the Framework).

Other Matters

18. I have had regard to the other matters raised by interested parties, including harm to the living conditions of nearby residents, inadequate local infrastructure to support the proposals, the lack of a local doctor's surgery, and that the proposals are not in the spirit of the Singleton Trust. Nonetheless, there is nothing before me that would lead me to determine that the development proposed in both schemes would result in material harm sufficient to justify dismissing these appeals.
19. Planning is concerned with land use in the public interests. Concerns raised in respect of loss of view from, and devaluation of, neighbouring properties are, however, of a private interest, and are not, therefore, matters that I can give meaningful weight in the determination of this appeal.

Conditions

20. The Council has suggested conditions in the event that I was minded to allow the appeals, which I have reviewed and amended in line with guidance and best practice, and to ensure clarity and consistency.

Appeal A and Appeal B

21. I have, in the interests of certainty, imposed a condition that specifies that the development shall be carried out in accordance with the approved plans.
22. To preserve the character and appearance of the CA, a condition is imposed on both decisions requiring implementation of the submitted boundary treatments.
23. The Council has suggested the removal of certain permitted development rights set out in the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO). The conversion of the integral garages to living accommodation, of both Appeal A and B proposals, could result in an inadequate level of on-site parking and could lead to parking on the street. In this instance, the justification to protect highway safety is, in both cases, an exceptional circumstance, as required by the Framework and Planning Practice Guidance and supports the removal of permitted development rights set out at Schedule 2, Part 1, Class A of the GPDO.

Appeal B only

24. I have imposed a condition requiring a Construction Method Statement so that the construction process is suitably controlled in the interests of highway safety and to protect the living conditions of nearby residents. This is a pre-commencement condition to ensure that appropriate controls are in place before development commences.
25. Given the potential of the site to contain evidence of demolished late eighteenth or early nineteenth century, or earlier, buildings, I am satisfied that a condition is required to secure archaeological investigations. This is also a pre-commencement condition as by their nature, such investigations would largely take place before construction works commence.
26. A condition preventing the clearance of any vegetation from being undertaken outside the bird nesting season, or only following survey by an ecologist, and approval of mitigation measures is reasonable and appropriate as the appeal site

supports habitats that may be suitable for nesting birds. Also, in the interests of nature conservation, a condition securing biodiversity enhancement measures is required.

27. I have imposed a condition relating to foul and surface water drainage to prevent flooding and pollution.
28. To preserve the character and appearance of the CA, conditions are imposed to control the external facing materials of the development, landscaping and finished floor levels. The finished floor levels condition is also required to protect the living conditions of the occupants of the development and neighbouring occupiers.

Conclusion

29. For the reasons given above, having regard to the development plan as a whole and all relevant material considerations, I conclude that Appeal A and Appeal B should be allowed.

Elaine Moulton

INSPECTOR

Schedule of Conditions

Appeal A

- 1) The development hereby approved shall be carried out in accordance with drawing nos:
 - Site Location Plan – Drawing no 366-01
 - Proposed Layout - Drawing no 23.089 PL-01 rev L
 - Proposed Elevations House Type - (H1-V) - Drawing no 23.089 EL-01 Rev A
 - Proposed Elevations House Type - (H1-VR) - Drawing no 23.089 EL-01 Rev A
 - Proposed Elevations House Type - (H4) - Drawing no 23.089 EL-01 Rev A
 - Proposed Elevations House Type - (H4-R) - Drawing no 23.089 EL-01 Rev A
 - Floor Plans House Type - (H1-V) - Drawing no 23.089 FP-01 Rev A
 - Floor Plans House Type - (H1-VR) - Drawing no 23.089 FP-01 Rev A
 - Floor Plans House Type - (H4) - Drawing no 23.089 FP-01 Rev A
 - Floor Plans House Type - (H4-R) - Drawing no 23.089 FP-01 Rev A
 - Landscaping Plan – Drawing no 23-089 LP01 rev I
 - 1.8m Featured Edge Fence & Gate - Drawing no 23.089 FFG-01
 - Post & 2 Rail Fence - Drawing no 23.089 PR-01
 - Picket Fence Detail - Drawing no 23.089 PKF-01
 - Boundary Treatments Plan - Drawing no 23-089 BT-01 Rev E
- 2) The boundary treatments to each plot shall be erected in accordance with the details (including their siting, height, design, materials and finish) shown on the relevant drawings listed in condition 1 of this approval before the dwelling on that plot is first occupied and shall be retained as such at all times thereafter.
- 3) Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), the integral garages of each dwelling hereby approved shall be

retained for the parking of vehicles and shall not be converted or used as additional living accommodation.

Appeal B

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby approved shall be carried out in accordance with drawing nos:
 - Application Red Edge Plan – Drawing no 23-089 REP-01
 - Proposed Layout - Drawing no 23.089 PL-01 rev E
 - Proposed Elevations House Type - (H1-V) - Drawing no 23.089 EL-01 Rev A
 - Proposed Elevations House Type - (H1-VR) - Drawing no 23.089 EL-01 Rev A
 - Proposed Elevations House Type - (H4) - Drawing no 23.089 EL-01 Rev A
 - Proposed Elevations House Type - (H4-R) - Drawing no 23.089 EL-01 Rev A
 - Floor Plans House Type - (H1-V) - Drawing no 23.089 FP-01 Rev A
 - Floor Plans House Type - (H1-VR) - Drawing no 23.089 FP-01 Rev A
 - Floor Plans House Type - (H4) - Drawing no 23.089 FP-01 Rev A
 - Floor Plans House Type - (H4-R) - Drawing no 23.089 FP-01 Rev A
 - Landscaping Plan – Drawing no 23-089 LP01 rev H
 - Proposed Boundary Details - Drawing no 23.089 FFG-01
 - Post & 2 Rail Fence - Drawing no 23.089 PR-01
 - Picket Fence Detail - Drawing no 23.089 PKF-01
 - Boundary Treatments Plan - Drawing no 23-089 BT-01 Rev C
 - Bin Storage Plan (Detail) - Drawing no 23-089 BSP-01 Rev A
- 3) No development shall take place until a Construction Method Statement (CMS) has been submitted to and approved in writing by the local planning authority. The CMS shall include the following details:
 - a) hours and days of work for site preparation, delivery of materials and construction;
 - b) areas designated for the loading, unloading and storage of plant and materials;
 - c) arrangements for the provision of wheel washing and road sweeping facilities to minimise and rectify the deposit of mud and other similar debris on adjacent highways, including details of how, when and where the facilities are to be used;
 - d) arrangements for the parking of vehicles for site operatives and visitors;
 - e) arrangements for vehicle manoeuvring to be made within the site including swept path analysis showing access for the largest vehicles that will regularly accessing the site and measures to ensure adequate space is available and maintained, including any necessary temporary traffic management measures;
 - f) times when trips by heavy construction vehicles should not be made to and from the site (for example to avoid peak hours);
 - g) routes to be used by heavy construction vehicles carrying plant and materials to and from the site;
 - h) measures to ensure that construction and delivery vehicles do not impede access to surrounding properties;
 - i) measures to protect vulnerable road users (pedestrians and cyclists);
 - j) measures to control the emission of dust and dirt during the construction period;

- k) measures to monitor, mitigate and control noise and vibration during the construction period, including the management of complaints;
- l) a nominated person who will act as the 24-hour point of contact in the event of any emergencies;
- m) the siting, luminance and design of any external lighting to be used during the construction period;
- n) the erection and maintenance of security hoarding; and
- o) a strategy to inform neighbouring occupiers (which as a minimum, shall include those adjacent to the site boundaries) of the timing and duration of any piling operations, and contact details for the site operator during this period.

The development shall thereafter be carried out in full accordance with the approved CMS.

- 4) No development or other works of site clearance and preparation shall take place until a Written Scheme of Investigation (WSI) outlining a programme and timetable of archaeological investigations has been submitted to and approved in writing by the local planning authority. The WSI shall include:

- a) A phased programme and methodology of site investigation and recording to include:
 - A desk-based assessment including, where appropriate, historic building assessment(s), detailed survey and interpretative record;
 - A targeted archaeological evaluation; and
 - Where appropriate, targeted area excavation.
- b) A programme for post investigation assessment to include:
 - Analysis of the site investigation records and finds;
 - Production of a final report on the significance of the archaeological interest represented.
- c) Provision for publication and dissemination of the analysis and report on the site investigation.
- d) Provision for archive deposition of the report, finds and records of the site investigation.
- e) Nomination of a competent person(s) or organisation to undertake the work set out in the approved WSI.

The development shall thereafter be carried out in full accordance with the approved WSI and the timetable contained therein.

- 5) No clearance of any vegetation (either in preparation for or during the course of development) shall take place during the bird nesting season (between 1 March and 31 August inclusive) unless a survey conducted by a suitably qualified ecologist which demonstrates that the vegetation to be cleared does not accommodate any active bird nests has first been submitted to and approved in writing by the local planning authority. Should the survey reveal the presence of any active bird nests then no clearance of any vegetation shall take place during the bird nesting season until a scheme for protecting nest sites during the course of the development has been submitted to and approved in writing by the local planning authority. Nest site protection shall thereafter be provided in accordance with the duly approved scheme.
- 6) No above ground works of development shall take place until a scheme for the disposal of foul and surface water from the development has been submitted to and

approved in writing by the local planning authority. Unless otherwise agreed in writing with the local planning authority, the scheme shall include:

- a) separate systems for the disposal of foul and surface water;
- b) an investigation of surface water drainage options which follow the hierarchy set out in the Planning Practice Guidance, including evidence of an assessment of ground conditions and the potential for surface water to be disposed of through infiltration in accordance with BRE365;
- c) details of the rate of surface water discharge from the site to any soakaway, watercourse or sewer, including provisions to ensure that the post-development discharge rate does not exceed the pre-development rate (including an appropriate allowance for climate change);
- d) details of any necessary flow attenuation measures, including the use of SUDS where appropriate;
- e) details of levels for the drainage system including proposed cover and invert levels, above ordnance datum;
- f) details of any mitigation measures to manage the risk of sewer surcharge (where applicable); and
- g) details of how the drainage system will be maintained and managed after completion.

The approved scheme shall be implemented before any of the dwellings hereby approved are first occupied, and the drainage system shall be managed and maintained as such thereafter.

- 7) No above ground works of development shall take place until details of the finished floor levels for each dwelling and the ground levels for the external areas of the site, above ordnance datum and with reference to an off-site datum(s), have been submitted to and approved in writing by the local planning authority. The development shall thereafter be implemented in accordance with the approved details.
- 8) No above ground works of development shall take place until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall thereafter be implemented in accordance with the approved details.
- 9) Unless alternative details have first been submitted to and approved in writing by the local planning authority, the soft landscaping scheme shown on Drawing no 23-089 LP01 rev H shall be carried out during the first planting season that occurs: i) in the case of landscaping within the curtilages of the dwellings hereby permitted, after the dwelling on each associated plot is first occupied; and ii) in the case of landscaping on all the other areas of the site located outside the curtilages of the dwellings, before the development is substantially completed. The areas which are landscaped shall be maintained as landscaped areas thereafter in accordance with a maintenance scheme which has been submitted to and approved in writing by the local planning authority before any of the dwellings are first occupied. Any trees, hedges or shrubs that are removed, die, become severely damaged or diseased within five years of planting shall be replaced by trees, hedges or shrubs of a similar size and species to those originally required to be planted.
- 10) The boundary treatments to each plot shall be erected in accordance with the details (including their siting, height, design, materials and finish) shown on the

relevant drawings listed in condition 1 of this approval before the dwelling on that plot is first occupied, and shall be retained as such at all times thereafter.

- 11) None the of dwellings hereby approved shall be occupied until a scheme for the incorporation of the following biodiversity enhancement measures within the site has been submitted to and approved in writing by the local planning authority:

- a) The installation of bat boxes.
- b) The installation of bird boxes comprising of either swallow (cup) or house sparrow (terrace).
- c) The installations for features for mammals and amphibians.

The scheme shall include details of the number, location and specification of the features in a) – c). The biodiversity enhancement measures shall thereafter be provided in accordance with the details of the approved scheme before any of the dwellings hereby approved are first occupied and shall be retained as such thereafter.

- 12) Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), the integral garages of each dwelling hereby permitted shall be retained for the parking of vehicles and shall not be converted or used as additional living accommodation.