

PRIOR APPROVAL FOR HOUSE EXTENSION

PART 1 : PARTICULARS OF DEVELOPMENT

PROPOSAL: Erection of a single storey side extension.

LOCATION: 45 SALMESBURY AVENUE, BLACKPOOL, FY2 0PR

DATE OF APPLICATION: 10/02/21

APPLICATION NUMBER: 21/0113

PART 2 : PARTICULARS OF DECISION

Blackpool Council as a Local Planning Authority gives notice that the application detailed in Part 1 and the accompanying forms and plans is refused for the following reason(s)

- 1 Subject to conditions and restrictions, the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) currently permits the construction of domestic rear extensions of up to 8m in length on detached properties and 6m in length on other properties. One of the conditions is that such developments are subject to a prior approval procedure.

I refer to your application, received on 10th February 2021 in which you request the Council's determination as to whether prior approval is required in respect of your proposal.

Paragraph A.4(3) of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 states that a local planning authority may refuse an application where, in the opinion of the authority, the proposed development does not comply with the relevant permitted development criteria. Where an application is refused under this provision, there is no obligation for the local planning authority to provide a determination with regard to a need for prior approval.

It is considered that your application and the scheme you propose would not constitute development permitted under Class A of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 for the following reasons:

The extension proposed would project beyond a side wall of the original dwelling and would be more than half the width of the original house. As such it fails against criteria A.1(j)(iii) and



(ja) of Class A of the above referenced legislation.

It is also noted that the application does not include the addresses of adjoining neighbours as required by the legislation.

On this basis I hereby give notice that your application is **REFUSED** and that no determination with regard to prior approval will be made.

THE PLANS TO WHICH THIS DECISION RELATES

Location plan recorded as received by the Council on 10th February 2021.

Drawing number: PFP-FY20PR-02.

DATE OF DECISION : 12/02/2021

Signed:



HEAD OF DEVELOPMENT MANAGEMENT

Name and address of Applicant
Mr W Haleem
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Blackpool
FY2 0PR

Name and address of Agent (if any):
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