

**Blackpool Council
Development Management**

Pre-application advice report

Reference: 20/0688

Address: 16 Kentmere Drive, Blackpool, FY4 4TN

Proposal: Erection of a single storey dwelling following demolition of existing single storey outbuilding.

Site Visited: 03/11/2020



1.0 SITE DESCRIPTION

- 1.1 16 Kentmere Drive is a two-storey semi-detached dwelling facing south onto a footpath off Kentmere Drive. The dwelling has an existing single storey outbuilding to the east, beyond which is a small parcel of land separated from 16 Kentmere Drive by a tall garden wall and greenery.
- 1.2 The land is on the corner between the carriageway on Kentmere Drive and the footpath that gives access to 16 Kentmere Drive and other dwellings beyond it. 16 Kentmere Drive is sited

to the west and 14 Kentmere Drive (a two-storey end-terrace dwelling) is sited to the north. It is undeveloped and currently appears to be used for parking. There is a wide, open vehicle access onto Kentmere Drive which already has a dropped kerb opposite, and the rest of the boundary treatment facing onto Kentmere Drive consists of a low brick wall with fencing on top and greenery behind. A window in the eastern elevation of the outbuilding looks onto this land.

- 1.3 The site falls within the Airport Safeguarding Consultation Area and the Mereside Neighbourhood. It is not subject to any other specific designations or constraints.

2.0 PROPOSAL

- 2.1 Erection of a single storey dwelling with habitable space in the roof in place of an existing outbuilding.

3.0 RELEVANT PLANNING HISTORY

- 3.1 No recent relevant planning history.

4.0 RELEVANT PLANNING POLICY/LEGISLATION

- 4.1 Your application will be considered against the provisions of the National Planning Policy Framework (NPPF) and the relevant policies of the Council's Core Strategy and saved Local Plan.

- 4.2 The following local policies are considered relevant to your proposal:

- CS2 Housing Provision
- CS7 Quality of Design
- CS9 Water Management
- CS12 Sustainable Neighbourhoods
- CS13 Housing Mix, Standards, and Density
- LQ1 Lifting the Quality of Design
- LQ2 Site Context
- LQ3 Layout and Streets and Spaces
- LQ4 Building Design
- BH1 Neighbourhoods
- BH3 Residential and Visitor Amenity
- AS1 General Development Requirements (Access and Transport)

- 4.3 The Government's Technical housing standards and the Council's New Homes From Old Places SPG may be used as guidance though do not specifically apply to new build homes.

5.0 ADVICE

5.1 Principle

- 5.1.1 The creation of a new dwellinghouse would make a quantitative contribution towards the borough's housing requirement. However the scale of this contribution would be negligible and, as the Council can demonstrate a five year housing land supply, this carries little weight in the planning balance

5.2 Amenity

- 5.2.1 Though the space standards set out in the council's SPD and the government guidance do not necessarily apply to new build homes, they are a good indication of the space appropriate for a reasonable standard of living and may be used as guidance when assessing the internal layout of any residential dwellings. As no information has been provided regarding the size of the proposed dwelling or internal layout, no further comments regarding internal space standards can be made at this stage, though any proposals should bear these standards in mind.
- 5.2.2 As no proposed plans have been submitted it is difficult to comment on private amenity space and impact on the amenity and privacy of neighbouring properties as it is not clear how the site would be laid out. However, it would need to be ensured that a reasonable amount of private amenity space is provided for the proposed dwelling whilst still retaining amenity space for the existing dwelling at 16 Kentmere Drive and that they would be separated by an acceptable boundary treatment.
- 5.2.3 Due to the orientation of the houses and streets, there is potential for significant overlooking issues should a new dwelling be erected too close to the existing dwellings and their gardens. Concerning two-storey dwellings, where principal windows would directly face onto the elevation of another dwelling with principle windows, there should be at least 21m between the two dwellings. Where the elevations with principle windows do not directly face each other but may still cause overlooking at an angle, the distance may be reduced to around 17m. Where principal windows would face the elevation of another dwelling which has no windows (or has only obscured windows) there should be a separation distance of approximately 13m.

5.3 Design and visual impact

- 5.3.1 Though no plans have been submitted regarding the appearance of the proposed dwelling, it has been specified that it would be a single storey with two bedrooms in the loft space. This scale of dwelling would appear out of place within the setting of the surrounding two-storey properties and would not integrate well with the street scene. Assuming that the property would face onto the carriageway of Kentmere Drive, any proposed dwelling should at least respect the established building and roof lines of this row of dwellings. Any materials used would need to be sympathetic with the existing properties on the street.
- 5.3.2 As part of any application, matters regarding landscaping would have to be addressed. A frontage with appropriate residential character which relates well to Kentmere Drive would need to be created and an appropriate boundary treatment would need to be erected between the existing dwelling at 16 Kentmere Drive and proposed dwelling.
- 5.3.3 Notwithstanding the above, based on the submitted location plan and a visit to the site, it appears that it would be difficult to work out a layout which satisfies the amenity issues outlined under section 2, and also respects the established building lines of the existing properties both to the north and the west. A property sitting forward of these building lines would not be acceptable.

5.4 Other issues

- 5.4.1 The land has an existing vehicle access from Kentmere Drive which would presumably be used as the access for the proposed dwelling. On-street parking is available on Kentmere Drive,

however there are multiple bus stops obstructing parking, one of which is immediately outside the land. Some of the dwellings on the opposite side of the road do not have driveways. The houses along the footpath off Kentmere Drive (including the existing dwelling at 16 Kentmere Drive) do not have vehicle accesses and have no highway outside the property which could be used for parking. As such, there is likely to be significant pressure on the existing on-street parking provision on Kentmere Drive. For this reason the provision of off-street parking as part of a proposal for any additional housing is particularly important. For a dwelling with two bedrooms two spaces should be provided.

6.0 SUBMISSION REQUIREMENTS

6.1 A full application for planning permission would need to include the following as a minimum:

- Application form including ownership certificate and signed declaration
- Fee
- Location plan showing two names roads
- Existing and proposed site layout plans
- Proposed floor plans
- Proposed elevation drawings
- A streetscene drawing showing the dwelling relative to those surrounding

6.2 If an outline application were proposed, this should seek to agree the matters of access, layout and scale as a minimum. Detailed elevation drawings would not be required as part of an outline application but the streetscene drawing would still be necessary.

7.0 OTHER

7.1 Any advice given by Council officers for pre-application enquiries represents their professional opinion, without the benefit of a site visit, and should not be taken as indicating any formal decision by the Council as local planning authority due to the democratic requirements of the application process. Any views or opinions expressed are given in good faith and, to the best of the officer's ability, without prejudice to the formal consideration of any planning application following statutory public consultation. Any subsequent alterations to local and national planning policies might affect the advice given and the subsequent formal consideration of the application, especially if some time elapses between the pre-application advice and the submission of an application. The weight that can be given to the pre-application advice will, therefore, diminish over time.

7.2 The details of any pre-application enquiry and responses given are treated in confidence as far as the law will allow. Please be aware that under the provisions of the Freedom of Information Act and the Environmental Information Regulations any information submitted as part of pre-application discussion cannot automatically be deemed to be in confidence as the Council may receive a request for information under these Acts. If such a request is received the Council will ask you to identify any information that you require not to be disclosed under these Regulations together with any supporting reasons. Please note, however, that the Council shall be responsible for deciding at its absolute discretion whether any information requested is exempt from disclosure under the Regulations.

Case officer: *Bethany Thornton*

Date: 18/11/2020

Agreed by: *S. Paruel*

Date: 19/11/20

Head of Development Management