

## PROPOSED RESIDENTIAL DEVELOPMENT

**Planning Statement for Demolition of existing semi-detached property and outbuildings and a Development of up to 5 no, 2 bed flats at 6-8 Carlin Gate, Blackpool**



## Introduction

The following report has been created to support the outline planning application for Demolition of existing semi-detached property and outbuildings and the development of upto 5 no, 2 bed flats at nos 6-8 Carlin Gate, Blackpool.

## Location

The property is situated on Carlin Gate close to Queens Promenade (A584), approximately 1.5miles from Blackpool tower and North Pier. Its location provides easy access to Blackpool and the surrounding areas together with a wide range of local amenities within walking distance. The immediate surrounding area is predominantly residential.

## Existing Site

The combined site area of nos 6-8 site area is approx. 0.22 acres. There is a pair of semi detached dwellings currently on the combined sites and there are trees to the rear gardens, with minimal soft landscaping to the gardens. Both properties have access to detached garages to the side of the properties, with no 6 having a significant out building to the rear.

The site is bounded by no 4 Carlin Gate to the West, rear gardens of nos 6 & 8 St Stephens to the North, No 10 Carlin Gate to the East and Carlin gate to the South.



## History of site

The design of this application has developed following review of the planning refusal 15/0229, subsequent Planning Appeal APP/J2373/W/16/3153802 and Planning Officer advice received as part of planning submission 20/0057.

## Use

The site occupied by 6-8 Carlin Gate is currently use class C3 and will remain as C3.

## **Flood Risk**

According to the Environment Agency's Flood map for planning. The proposed site is within Flood Zone 1, an area with a low probability of flooding. A flood risk assessment will not be undertaken as part of this application.

## **Proposals**

### **Demolition and Development**

The principle of the scheme is to demolish the existing semi-detached property and replace it with a 2 storey plus attic floor building, containing up to 5 no, 2 bed flats. Associated secure parking is provided to the rear of the property, within a soft landscaped garden area. These areas will be fully detailed as part of a reserved matters application.

### **Size and scale**

The detailed design of the building will be confirmed during a reserved matters application; however, the scale, mass and size will be respectfully designed following careful consideration of the scale, heights and size of the existing adjacent properties within the street scene on Carlin Gate.

### **Design**

The design of the building will be confirmed during a reserved matters application; however, the design will be of a high quality and the external materials will compliment and reflect the existing properties within the immediate vicinity on Carlin gate.

The existing buildings will be demolished and the proposed development will be located on approximately the existing footprint of the main building. Building heights will be set at a level to complement the existing properties at 4 & 10 Carlin Gate.

### **Landscape**

The rear garden space is proposed, in part, in an area currently occupied by a substantial single storey brick built out building. The demolition of this building will increase the amount of openness of the immediate vicinity improving the amenity of the neighbouring residents at nos 6-8 St Stephens and no 10 Carlin Gate.

The design of the landscaping will be confirmed during a reserved matters application; however, it is anticipated that the garden areas to the front and rear will be a mixture of hard and soft landscaping to complement the existing front and rear garden areas of the neighbouring properties. A bin store will be located within the rear garden area at the end of the access driveway, approximately 25m from the highway.

### **Highways**

The access roadway to the rear of the property will be via the existing access roadway between 4 & 6 Carlin Gate. This provides access to the two number car parking spaces within the rear garden area. There is sufficient space to allow the vehicles to manoeuvre and exit from the site in a forward gear. Including the 5 number spaces to the front of the property, the total number of car parking spaces is up to 7 number.

### **Conclusion**

It is considered that the proposed residential development would provide an opportunity for

- A more beneficial use of land that has been previously developed.
- Provide a building with appearance, scale and massing which respects and compliments the neighbouring residential properties and the immediate urban setting.
- Provide a use which would be compatible with the surrounding residential properties and its existing use class.
- Create an opportunity to satisfy residential needs within the Local Community.