

Committee Report**Date: 03.07.2019**

Item Number	02
Application Number	19/00230/FUL
Proposal	Conversion of first floor to form seven apartments with insertion of new windows, and repositioning of external staircase and provision of wall and fencing
Location	34 - 37 High Street Garstang Preston Lancashire PR3 1EA
Applicant	ND And AN Stores Ltd
Correspondence Address	c/o Mr Kiran Patel 2 Fossdale Moss Leyland Preston Lancashire PR26 7AT
Recommendation	Refuse

REPORT OF THE HEAD OF PLANNING SERVICES**CASE OFFICER - Miss Lucy Lowcock****1.0 INTRODUCTION**

1.1 This application is to be considered by Planning Committee at the request of Councillor Lady Atkins. A site visit is recommended to enable Members to understand the proposal beyond the plans submitted and the photos taken by the Case Officer.

2.0 SITE DESCRIPTION AND LOCATION

2.1 The application site is a supermarket that is situated on the western side of High Street, Garstang. The site is within the Town Centre boundary of Garstang as defined in the Adopted Local Plan. It is also in the Conservation Area of Garstang. The site is in Flood Zone 1.

2.2 The first-floor of the supermarket is currently used for storage, a staff room and plant room. The building is a two-storey detached building with a mainly flat roof. There is a small pitched roof element towards the front. The building is constructed from brick. There are windows in the front of the building facing the High Street. There are existing external stairs on the northern side of the building. There is a first-floor window on the angled part of the rear elevation.

2.3 To the northern side of the building is an access and delivery area for the supermarket. There is a shop ('Car-Care') facing this side of the site with a first-floor store room window facing the site. There is also a detached bungalow with ground floor windows facing the northern side of the site, which serve main rooms. There is a low wall and hedge between the site and this neighbour. From the site the windows in this bungalow can be seen above the wall, as the level of the bungalow is higher than the site. To the rear of the site is a grassed area. Houses on West View have

their main rear elevations and rear gardens facing this western side of the site. A Public Right of Way runs down the southern side of the building. Beyond this, there is a 2m high wall along the boundary with neighbouring properties to the south. These properties facing onto the southern side of the site consist of the main rear elevation of a bungalow 'The Old Smithy', the side elevation of a property fronting West View 'Lyndencot', the garden of No. 39 High Street and an angled view of the rear of this property.

3.0 THE PROPOSAL

3.1 It is proposed to convert the first-floor of the building into 7 self-contained flats. The proposal includes external alterations to the existing building. New windows, including some projecting windows are proposed in the rear and sides of the building. The external staircase would be altered and a 1m high wall erected to separate a walkway to the stairs from the delivery area. Existing vents in the east elevation would be replaced with 3 windows. A ground-floor door is proposed to be inserted to the rear of the north elevation. The flats would be accessed via the external staircase and the new ground-floor door. A fence is proposed to enclose the southern side of the existing rear grassed area, and a path would be created along the back of the building. The grassed area is shown to be used as a garden space for the flats.

4.0 RELEVANT PLANNING HISTORY

4.1 18/00158/ADV - Part retrospective application for the erection of 5 x 'One Stop' (3 x illuminated) (2x non-illuminated) signs, 1 x 'Post Office' illuminated fascia sign, 4 x non-illuminated direct print panels, and 4 x non-illuminated poster frames – Consent granted

4.2 13/00417/FUL - Two full height replacement windows and installation of ATM machine and window to replace existing entrance door to front elevation - Approved

5.0 PLANNING POLICY

5.1 ADOPTED WYRE BOROUGH LOCAL PLAN

5.1.1 The Wyre Local Plan 2011-2031 (WLP31) was adopted on 28 February 2019 and forms the development plan for Wyre. To the extent that development plan policies are material to the application, and in accordance with the provisions of section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 the decision must be taken in accordance with the development plan unless there are material considerations that indicate otherwise.

5.1.2 The following policies contained within the WLP 2031 are of most relevance:

- SP1 Development Strategy
- SP2 Sustainable Development
- SP8 Health and Well-being
- CDMP1 Environmental Protection
- CDMP3 Design
- CDMP5 Historic Environment
- CDMP6 Accessibility and transport

- HP1 Housing Land Supply
- EP4 Town, District, Local and Neighbourhood Centres

5.1.3 The WLP31 identifies a Local Plan housing requirement of 9,200 dwellings or 460 dwellings per annum. Against this figure, the 5 year land supply including 20% buffer, is calculated as 5.19 years. This reflects the most up-to date housing supply position based on the 31 March 2018 figures. Paragraphs 73(b) and 74 of the NPPF and footnote 38 make it clear that where a local authority has a 'recently adopted plan', it is able to demonstrate a 5 year Housing Land Supply (HLS) for the purposes of the NPPF. Footnote 38 would operate in the present case to maintain the WLP31 status as a 'recently adopted plan' until 31st October 2019. The Inspector's Report into the WLP31 confirms that on adoption the Council will be able to demonstrate a deliverable supply of housing land. This finding is predicated upon the application of a 20% buffer. The effect of the above is that during the period to 31st October 2019 the Council is deemed to be able to demonstrate a deliverable HLS.

5.2 NATIONAL PLANNING POLICY FRAMEWORK (NPPF) 2019

5.2.1 The revised NPPF was published by the Government on the 19th February 2019. It sets out the planning policies for England and how these should be applied in the determination of planning applications and the preparation of development plans. At the heart of the NPPF is a presumption in favour of sustainable development (paragraph 11). The policies in the 2019 NPPF are material considerations which should also be taken into account for the purposes of decision taking.

5.2.2 The following sections / policies set out within the NPPF are of most relevance:

- Section 2. Achieving sustainable development
- Section 5. Delivering a sufficient supply of homes
- Section 7. Ensuring the vitality of town centres
- Section 8. Promoting healthy and safe communities
- Section 9. Promoting sustainable transport
- Section 11. Making effective use of land
- Section 12. Achieving well-designed places
- Section 16. Conserving and enhancing the historic environment

5.3 WYRE SUPPLEMENTARY PLANNING GUIDANCE

5.3.1 SPG 4: Spacing Guidance for new housing layouts

5.4 OTHER RELEVANT CONSIDERATIONS

5.4.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 (PLBCA), S.66 and S.72;

5.4.2 Historic England, Good Practice Advice in Planning.

6.0 CONSULTATION RESPONSES

6.1 GARSTANG TOWN COUNCIL

6.1.1 Objection if points in Appendix 1 are not addressed and a noise survey is not carried out. Appendix 1 issues: overlooking, disturbance, security, no landscaping details, inadequate access to bin storage, impact on water and drainage services, provision of fire escape. Further response to revised plans - uphold objection. Noise assessment is incomplete. Still no comments on the fire escapes.

6.2 LANCASHIRE COUNTY COUNCIL (HIGHWAYS)

6.2.1 Initial comments - the principle of a residential development above a retail unit at this location is unlikely to have a significant impact on highway capacity or safety on the location highway network. However, pedestrian access through the loading area of the retail unit raises significant safety issues. There is no car parking associated with the proposal for the 7 apartments however, due to the sustainable location parking is not required. It would be expected that the residents would use sustainable transport. The bin store and the secure and covered cycle storage is location at the rear of the building through the loading bay area. It is requested that the applicant shows the loading and unloading of the large wagons and the staff parking manoeuvres does not interfere with the pedestrian and cycle accesses.

6.2.2 Further response to revised plans - no objection and of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site. It is recommended that the applicant installs a bollard approximately in line with the front of the store and at the start of the wall to the external staircase to highlight pedestrian movements. This also assists the reversing store deliveries into the loading bay. The pedestrian access from Grayston's Weind is noted and welcomed. This removes pedestrian movements from the loading bay and car parking area on the north side of the site. Recommend condition about opening gates.

6.3 LANCASHIRE COUNTY COUNCIL (PUBLIC RIGHTS OF WAY) – no comments received.

6.4 THE RAMBLERS – no comments received

6.5 WBC HEAD OF ENGINEERING SERVICES (DRAINAGE)

6.5.1 No objection in principle. Requires full foul and surface water plans (same comments on revised plans).

6.6 WBC HEAD OF ENVIRONMENTAL HEALTH AND COMMUNITY SAFETY (NOISE)

6.6.1 Initial comments – concerns about noise from plant room on proposed apartments. Potential noise from deliveries. Requested a noise assessment, including a scheme of noise insulation.

6.6.2 Further response to noise assessment – satisfied that the mitigation as recommended in the assessment complies with noise standards. The mitigation should be implemented and maintained. Requires information on the noise impact from the plant room.

6.6.3 Further response to revised plans – on the basis that the existing plant room is shown to become a store room, no objections and satisfied that there would not be unacceptable noise transfer from the store room to the adjoining apartment.

Requested a condition for details of noise insulation between the proposed flats and the supermarket and that none of the windows should be openable.

7.0 REPRESENTATIONS

7.1 13 letters of objection have been received, points raised are as follows:

- overlooking and loss of privacy from windows and door
- noise and disturbance
- intrusion from lighting
- security of entrances/site
- would not want damage to boundary hedge. It has not been acknowledged in the application and is not protected
- the proposed gate and fencing does not make the site secure
- no indication of how bin storage will operate
- questions validity of noise assessment
- lack of parking is an indication that the application represents over intensive development
- concerns about fire issues
- how will existing water and sewerage cope given that there are already problems with drainage?
- To alter the use of storage areas to residential is out of character with the area.
- it is unclear where the extra parking is to be. Noise, pollution and dust from parking.
- traffic concerns
- saturation of new build housing in Garstang
- not specified what the storeroom will be used for
- overlooking from proposed path
- light intrusion from windows

8.0 CONTACTS WITH APPLICANT/AGENT

8.1 Provided plant specification 10/6/19

8.2 Revised plans to include projecting, partly obscure glazed windows submitted 4/6/19

8.3 Submitted noise impact assessment 30/4/19

8.4 Revised plans submitted 10/4/19

9.0 ISSUES

9.1 The main issues in this application are as follows:

- Principle of development
- Visual Impact / Design / Impact on the street scene
- Impact on the residential amenity
- Impact on Highway / Parking
- Flood Risk
- Drainage

Principle of development

9.2 The site is in the Town Centre of Garstang. It is also in the Conservation Area. The visual impacts on the Conservation Area are discussed in the next section. Policy SP1 of the Adopted Local Plan identifies Garstang as a key service centre and directs development to within settlement boundaries, including Garstang. The proposal would meet the sustainable development goals of Policy SP2 of the Adopted Local Plan, including “maximising the use of previously developed land” and “ensuring accessible places and minimising the need to travel by car”. The site is in an accessible location with services, employment and access to public transport within walking distance of the site. Policy EP4 of the Adopted Local Plan encourages a diversity of uses within defined centres to maximise their vitality and viability. The site is not allocated or protected for a specific use. The proposal would make use of the first-floor of an existing supermarket so would not result in the loss of retail provision in the Town Centre. On this basis it is not considered that the proposal would unacceptably impact on the vitality and viability of the Town Centre and therefore would comply with Policy EP4. Overall, the proposal is considered to be acceptable in principle. A neighbour has objected that there is a ‘saturation of new housing’, but there are no policy reasons to prevent the provision of housing in this location in principle.

9.3 As the proposal would provide 7 dwellings, there is not a Local Plan policy requirement for the provision of Green Infrastructure, affordable housing or contributions towards education for this number of dwellings. As no on-site parking provision is proposed it is not considered reasonable to require an electric vehicle charging point in this case.

Visual Impact / Design / Impact on the conservation area

9.4 The site is within the Garstang Conservation Area. The building is existing and is described by the Conservation Officer as ‘a relatively modern retail unit’ and ‘contributes little to the special character and significance of the Conservation Area’. The proposal requires external alterations to the building, including the insertion of windows and a door, alterations to the external staircase and the erection of a wall and fencing. Some of the proposed windows are flush with the wall, and others are proposed as projecting windows. The Council’s Conservation Officer considers all of the external works (proposed on both the original and revised plans) to be acceptable and that the proposed development would preserve the appearance of the Conservation Area and sustain the significance of this designated heritage asset in conformity with S.72 of the PLBCA, section 16 of the NPPF and policy CDMP5 of the Adopted Wyre Local Plan.

9.5 It is considered that the altered external staircase and low wall would be in keeping with the building and would not stand out as obtrusive or be visually harmful to the Conservation Area. The proposed fencing to enclose the rear grassed area is considered to be visually acceptable in terms of its scale, siting and general design. As no material details have been submitted for the proposed wall, pathway, staircase or fencing, these would need to be agreed by condition. It is acknowledged that the building is a modern building and the insertion of windows in the structure would not be unacceptable in itself. However, the general design of the projecting windows is considered to be poor due to their size, extent of projection and wide frames that would give the windows a bulky, heavy appearance. They are irregularly placed on the building with no coherent design concept. There are no similar statement design features on neighbouring buildings. The windows would be at first-floor level, so would be visible from the front, from the Public Right of Way along the Weind to the south of the building and from neighbouring properties that surround the site.

Although the existing building could be viewed as contributing little to the Conservation Area, it is not considered that adding further poor design to this would be visually acceptable. This would fail to comply with Policy CDMP3: Design of the Adopted Wyre Local Plan.

Impact on the residential amenity

9.6 Light – as no extensions are proposed to the existing building, there would not be an unacceptable impact on light to neighbours.

9.7 Overlooking – new window openings are proposed in the rear and sides of the building. There are already large windows in the front of the building. The distance between the front windows and the properties on the opposite side of the High Street is at least 30m, so it is not considered that there would be an unacceptable overlooking impact from these front windows serving residential flats.

9.8 Windows are proposed in the southern side elevation. Three are shown to be projecting windows with obscure glazing in the south (main) window to prevent a direct view towards neighbouring properties to the south. It is also considered these would need to be non-opening. However, the six flush windows in this side would be clear glazed, providing a direct view to the south. These would be within 3.8m of the rear boundary with 'The Old Smithy' and 10m away from this neighbour's main rear elevation at an angled view. It is considered that even at an angled view, these separation distances would be insufficient to prevent an unacceptable overlooking impact of this neighbour's main rooms and outdoor amenity space. The proposed windows would be at first-floor level so would provide a view down on this neighbour. There would also be a direct view of the rear garden of No. 39 and an angled view of the rear elevation of this neighbour from the proposed windows in this side. Once again, the separation distances and angle of view to be provided would be insufficient to prevent unacceptable overlooking. The three projecting windows would each have clear glazing to one of their (narrow) sides. Of these, it is considered that the rearmost window with clear glazing in the western side would cause unacceptable overlooking, as it would be 17.4m from the rear elevation of the neighbour to this side on 'West View'. This would not meet the normally required 21m separation distance between main windows set out in SPG4. The plans state that the window would be 'angled to avoid any potential overlooking issues' however, the plans do not show an angled window, so it is unclear how this would be achieved. There would also be an angled view of the rear of 'The Old Smithy' from the projecting windows that could cause unacceptable overlooking.

9.9 Projecting windows are proposed in the rear elevation with obscure glazing in the west (main) window to prevent a direct view in this direction. It is also considered these would need to be non-opening. Each projecting window would have clear glazing to one of the (narrow) sides. The separation distances from the clear glazing in the northernmost and southernmost projecting window to neighbouring properties to the north and south would be insufficient to meet the Council's spacing standards set out in SPG4, where the principle of 10.5m to a rear garden and 21m between main windows is applied. Without adequate separation it is considered that there would be unacceptable overlooking to neighbouring properties to the north and south. There would also be an angled view of the rear of the properties on 'West View' from the clear glass in the side windows, however the angle and separation are considered sufficient to prevent unacceptable overlooking. An existing first floor window is proposed to be retained in the angled part of the rear elevation. This currently serves a staff room and would serve the living room/kitchen of a flat. This is within 3m of the rear boundary of the neighbour to the north and although angled, it is

considered that this would provide a view into the garden of this neighbour. The separation distance would be inadequate to prevent unacceptable overlooking. Although the window is already in place, it is considered that the change of use to a flat would present an intensified potential for overlooking over an ancillary room to a supermarket.

9.10 Two projecting windows and two flush windows are proposed in the northern side of the building. The projecting windows would have obscure glazing in the north (main) window. It is also considered these would need to be non-opening. The slim area of side (east) glazing in these windows would be clear but would be of sufficient angle to not cause unacceptable overlooking on the neighbour in the detached bungalow to the north. The flush windows would have clear glass and be a minimum of 16m from the main rear elevation of this neighbour. With the angle of view to be provided, it is considered that this separation distance would prevent an unacceptable overlooking impact from these windows.

9.11 Three clear glazed windows are proposed in the rear part of the building facing towards the front of the site behind the delivery area. Two of the windows would serve a store room and could be conditioned to be obscure glazed and non-opening to prevent overlooking of the neighbour in the bungalow to the north. The third window would serve a bedroom. This would be approximately 13m to the rear boundary of the neighbour to the north and 14m to the main rear elevation of this neighbour, however, the angle of the view would be sufficient to prevent unacceptable overlooking.

9.12 One first-floor and one ground-floor door each with narrow glazing panel is proposed in the northern side to provide the entrances to the flats. Due to the proximity to the neighbour in the bungalow to the north these glazing panels could be conditioned to be obscure glazed and non-opening to prevent unacceptable overlooking. Users of the stairs and first-floor entrance would have a view of this property to the north, with a separation distance of 13m to the rear elevation of this neighbour. As there is already an external staircase and door in place, there is already the potential for overlooking from this point, and as the nature of the use of the stairs would be for short periods of time, it is not considered that there would be unacceptable overlooking from this. Doors are proposed to the bin store. It is not considered that these would have an overlooking issue.

9.13 Noise/disturbance – the proposed use is residential and it is considered that this would be compatible with the adjacent residential uses. Some neighbours have objected about noise/disturbance, but in this town centre location it is not considered that the proposal would have a significantly greater impact in this regard over the existing situation. There will already be people coming and going, activity at the supermarket delivery yard and general background noise. Residential uses are generally compatible with each other, and if a resident is considered to be unacceptably noisy this would have to be dealt with through separate legislation. A neighbour has concerns about potential intrusion from external lighting. No external lighting is proposed and a condition could be added to ensure that any external lighting is agreed with the Council. Light from within the rooms of the flats would be that typically found in residential situations, and it is not considered that it would be unacceptably intrusive.

9.14 Amenity of occupants – each main room of the flats would have a window, however, some of the rooms would only be served by the projecting first-floor windows. With most of the projecting window obscure glazed (and these would also need to be non-opening), only the slim area of side glazing would have clear glazing.

It is considered that this would provide inadequate outlook to the room to be served. They would also potentially have inadequate means of escape although this would fall under separate legislation and is not a material planning consideration. The occupants would not have a meaningful view out from the room, particularly where the side window would directly face the blank wall/panel of another projecting window. It is considered that this would provide inadequate amenity for the occupants of flats 1,2,3,4 and 6. This would be contrary to Policy CDMP3 of the Adopted Local Plan, which requires the provision of a good standard of amenity for the occupants and users of the development itself. A communal outdoor garden area is proposed to the rear for the users of the flats. This would be adequate outdoor amenity space in a town centre location.

9.15 A bin store has been shown to the rear of the building at ground floor level to serve the flats. It is considered that this would be poorly located for the users of the flats, who would have to drag their bins to either West View or the High Street, which would be a minimum of 48m away. It is considered that this would result in poor amenity for the occupants of the flats and be contrary to Policy CDMP3, which requires all new developments to enable the effective removal of domestic waste.

9.16 A noise assessment has been provided to ensure that there would not be an unacceptable impact on the occupants of the proposed flats from existing uses. The professional qualifications of the writer of the noise assessment have not been provided, however, the Council's Environmental Health Officer considers the noise assessment to be adequate and if the mitigation proposed is implemented that the occupants would not be harmfully impacted on by noise. Conditions would be required to agree the details of the proposed noise mitigation and a noise insulation scheme. Whilst the Environmental Health Officer considers it necessary for all of the windows serving each flat to be non-opening this goes beyond the recommendation in the noise assessment and it is not considered reasonable or necessary to require this, given each flat will experience different noise sources during the day and evening and so there may be period of time during the day or evening where it would be perfectly acceptable for them to open their window(s). Requiring mechanical ventilation to be installed (one of the noise mitigation measures) would enable the windows to be kept shut for periods of time as needed and still provide adequate ventilation. The plans show that the existing first-floor plant room would be replaced with a storage area to overcome any noise concerns. The Environmental Health Officer considers this to be acceptable. To ensure this is implemented and the room used for ancillary storage to the flats this would need to be conditioned. If the supermarket requires new external plant, this would require a separate planning application.

Impact on Highway / Parking

9.17 Lancashire County Council (LCC) Highways have been consulted on the application. Initially, there was a requirement from LCC for the submission of further information. Revised plans have been provided showing a pedestrian walkway to the external staircase provided, separated off from the delivery area. LCC Highways have been consulted on this and consider this arrangement to be acceptable. It is therefore considered that occupants of the flats would be able to access them safely on foot. It is recommended that a bollard is installed approximately in line with the front of the store and at the start of the wall to the external staircase to highlight pedestrian movements. This also assists the reversing store deliveries into the loading bay. A condition could be imposed to secure this. Based on the professional highways advice there are no highway safety, traffic or capacity issues arising from the proposal, and therefore it is considered to be acceptable on these matters. Whilst

no on-site parking is proposed, as the site is in the town centre, LCC Highways have no objections to this. It would be expected that residents would use sustainable transport and therefore the lack of parking is considered to be acceptable in this location. A cycle storage area is proposed indoors using part of the ground-floor of the existing building. This could be conditioned to be provided prior to occupation, so as to provide an area where the occupants could securely store cycles to encourage sustainable travel. LCC Highways require a condition that no gates open into the highway. As no on-site car parking is proposed, neighbour concerns about noise, pollution and dust from parking are not a material planning consideration here.

Flood Risk

9.18 The site is in Flood Zone 1. The Council's Drainage Engineer has been consulted on the application and has no objections. There are no flood risk concerns with the proposal. A sequential/exception test is not required to be carried out for this development in Flood Zone 1.

Drainage

9.19 The Council's Drainage Engineer has been consulted on the application and has no objections to the proposal. There is considered to be a technical means of suitably draining the site. Surface water and foul drainage details are required and these could be conditioned to be provided. This would ensure suitable drainage is utilised and the sustainable urban drainage (SUDs) hierarchy followed.

Other Issues

9.20 A Public Right of Way runs along the southern side of the building. LCC Public Right of Way Officer and The Ramblers have been consulted on the application but have not commented. Due to the nature of the proposal there are no concerns about the operation of this route. As a precaution an informative could be used to ensure that the developer is aware that this route should not be blocked.

9.21 Neighbour representations have raised concerns about fire safety. This is not a planning matter, but would be covered by other legislation including building regulations. A neighbour has raised concerns about damage to the boundary hedge. Damage to a person's property is not a material planning consideration. Concerns have been raised about security of the entrances. This would be a private matter that would be the responsibility of the flat owner/occupier.

10.0 CONCLUSION

10.1 In this town centre location it is considered that the proposal is acceptable in principle, providing housing in an accessible location and within the settlement boundary on previously developed land. However, a number of concerns are raised. The design of the first floor projecting windows is considered to be poor and visually harmful to the appearance of the building and its immediate context. The proposal would result in unacceptable overlooking of neighbouring properties from the new windows in the south, west and north elevation. The provision of obscure glazed windows to some of the flats in an attempt to reduce the overlooking impact, would present an unacceptable level of amenity to future occupants of the proposed development by providing inadequate outlook to some of the main rooms. The bin storage proposed to the flats would not be adequately located so as to enable the convenient removal of the domestic waste. The proposal is therefore considered to be of poor design and present poor standards of amenity to existing residents and

future occupiers, in conflict with Policy CDMP3 of the Adopted Local Plan and the NPPF.

11.0 HUMAN RIGHTS ACT IMPLICATIONS

11.1 ARTICLE 8 - Right to respect the private and family life has been considered in coming to this recommendation.

11.2 ARTICLE 1 - of the First Protocol Protection of Property has been considered in coming to this recommendation.

12.0 RECOMMENDATION

12.1 Refuse planning permission

Recommendation: Refuse

1. The proposed windows in the development would have an unacceptable overlooking impact to neighbouring residential properties, to the detriment of their amenity. This would be contrary to the NPPF, Policy CDMP3 of the Adopted Wyre Local Plan and SPG4 Spacing Guidance for New Housing Layouts.
2. A number of main rooms to the proposed flats would have inadequate outlook, which would have an unacceptable impact on the amenity of the occupants. Also, the location of the proposed bin storage to the proposed flats would be inadequate and therefore detrimental to the amenity of the occupants of the proposed flats. This would be contrary to the NPPF and Policy CDMP3 of the Adopted Wyre Local Plan.
3. The proposed projecting windows on the development are considered to be of a poor design that would be visually detrimental to the appearance of the existing building and the wider area. This would be contrary to the NPPF and Policy CDMP3 of the Adopted Wyre Local Plan.