

# **Council says no to restaurant's glazed extension to 'protect the appearance and character of the Promenade'**

Planners have rejected a Blackpool restaurant's application to retain its glazed extension, saying the building conflicts with policies aimed at preserving the character of the Promenade. The Eating Inn in South Shore had submitted a revised application after a previous proposal was turned down, hoping to win over town hall planners.

The retrospective application for the development, which was constructed to allow the business to operate during Covid, highlighted enhancements to the glazed dining area, including a sturdier roof. However, Blackpool Council dismissed the scheme using delegated powers, avoiding the need for it to be reviewed by the planning committee.

A report explaining the decision described the extension as 'piecemeal development' and stated that it "would project significantly beyond the established building line formed by the rest of the properties in the row."

It further noted: "This significant projection would not only make the property appear out of place amongst the neighbouring properties in the terrace but also has a detrimental impact on strategic views along the Promenade and seafront.

"It is not considered that changing the materials of the roofing mitigates this impact as a shift from transparent to solid materials would increase visual impact."

Planners also cautioned that approving the extension could hinder the council's ability to oppose similar piecemeal developments along the seafront in the future, reports [Lancs Live](#).

The report states: "This would conflict with policies intended to protect the appearance and character of the Promenade and lead to a significant cumulative detrimental impact on one of the town's most important frontages."

The application, submitted on behalf of the Eating Inn located between Waterloo Road and Rawcliffe Street on the Promenade, aimed to provide "a high quality improvement to an existing building frontage."

Documents presented to the council further stated: "Great expense has gone into creating a simplistic and modern glazed extension that enhances the corporate identity of the business and increases 'kerb appeal' to passing trade, which makes up around 90 per cent of the business' turnover."

This decision follows a recent case where the owner of The Deacon pub in Lytham was fined £50,000 for constructing an enclosed canopy extension facing the town square without adhering to an enforcement notice from Fylde Council.

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