

Housing Monitoring Report 2019/20

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Blackpool Council



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1. INTRODUCTION

1.1 The Housing Monitoring Report (HMR) is a technical monitoring report which is prepared annually to provide information on the latest housing position in Blackpool Borough. It reports on housing completions and new housing approvals over a 12 month period, including affordable housing. The 2019/2020 HMR reports on the period from 1st April 2019 to 31st March 2020, drawing on relevant data from a number of sources.

1.2 Publishing the HMR allows the local authority to monitor progress in the delivery of new housing against its housing target for the plan period. In particular, it shows how many dwellings have been completed within the plan period and the number of dwellings with planning permission at 31st March 2020.

1.3 The HMR forms part of the evidence base for the Blackpool Local Plan Part 1: Core Strategy (Core Strategy) and emerging Blackpool Local Plan Part 2: Site Allocations and Development Management Policies Document (Local Plan Part 2) and it provides housing data for the Authority Monitoring Report.

1.4 A glossary of technical terms used in the HMR can be found in Appendix A.

1.5 This report reflects the situation in Blackpool at 31st March 2020.

2. POLICY CONTEXT

National Planning Policy

2.1 One of the key roles of the planning system is to ensure that new homes are provided in appropriate and sustainable locations through either new build development or the conversion of existing buildings. Local planning authorities are required to plan for and enable a continuous supply of housing to meet the identified housing needs of their local communities.

2.2 The National Planning Policy Framework (NPPF) requires local authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years of housing against their housing requirements with an additional buffer of 5% to ensure choice and competition in the market. Where there has been a record of persistent under delivery, this buffer should be increased to 20%. Local authorities are also required to identify a supply of specific, developable sites for years 6-10, and where possible, years 11-15. A statement setting out the latest position in terms of the five year housing supply has been published separately from the HMR.

Local Planning Policy

2.3 The Core Strategy (adopted January 2016) sets out a housing target of 280 dwellings per annum, which equates to 4,200 additional dwellings between 2012 and 2027. A phased approach means that between 2012 – 2017 the housing target is 250 dwellings per annum, 280 dwellings per annum between 2017 – 2022 and 310 dwellings per annum between 2022 – 2027.

2.4 The emerging Local Plan Part 2 will identify how this housing requirement will be met. Consultation took place on a Regulation 18 Scoping Document for this Plan during June/July 2017. This was accompanied by a 'call for potential sites for development'. Informal consultation took place on Proposed Site Allocations and Development Management Policies during January and February 2019. The Council

are expecting to consult on the Regulation 19 Publication Version of the plan in 2021.

3. HOUSING COMPLETIONS

a. Completions 2019/20 and over the Plan Period

3.1 For the monitoring period 1st April 2019 – 31st March 2020 there were **335** dwelling completions (net). This was made up of **135** new build completions, **184** completions from conversions/changes of use and **16** new dwellings arising through council tax records. The conversions/changes of use consisted of 132 dwellings that were subject to a grant of planning permission and 52 dwellings that came forward via lawful development certificates for existing or proposed uses, or via prior approval for change of use. This information is set out in Table 1. A schedule of new build completions and demolitions for 2019/2020 is set out in Appendix B and a schedule of completions through permitted conversions and change of use in Appendix C. Dwellings created through conversions/changes of use brought forward via lawful development certificates and prior approval for change of use are shown in Appendix D.

3.2 Table 1 also shows how many completions have taken place each year since the beginning of the plan period. In comparison to 2018/19, housing delivery has fallen slightly over the past year, however the figure for 2019/20 is the third highest recorded over the plan period.

3.3 The table shows that there was a net loss of dwellings in 2013/14 and 2016/17. This is a result of the redevelopment of the Queens Park Estate and flats at All Hallows Road. Furthermore, there has also been a loss of dwellings at Troutbeck Crescent during the current monitoring period for the same reason. Properties in these locations have been replaced by high quality family dwellings at lower densities. This redevelopment has helped to improve the quality and choice of the housing offer and to create more sustainable and safer neighbourhoods, but has resulted in a significant loss of dwellings overall.

3.4 Since 1st April 2012 **1642** dwellings (net) have been completed. This consists of **464** new build dwellings and **1165** dwellings created through conversions/changes of use. 92 dwellings have been recorded from Council Tax records however 79 dwellings were lost through local authority conversions, which was a council scheme to improve the quality of housing.

Table 1: Completions 1st April 2012 – 31st March 2020

Year	New Build			Permitted Conversions & Changes of Use		Conversions/Changes of Use: Lawful Development Certificates for Existing Use (CLDE), Lawful Development Certificates for Proposed Use (CLUP) and Prior Approval for Change of Use (CPA)	Other Sources		Total Dwellings (Net)
	Gross	Losses	Net	Gross	Net		Local Authority Conversions	Council Tax Records/Empty Homes Funded	
2012/13	56	3	53	131	75	48	-28	18	166
2013/14	22	176	-154	123	99	52	-51	14	-40
2014/15	166	0	166	127	87	92	0	44	389
2015/16	134	1	133	132	108	53	0	0	294
2016/17	107	364	-257	47	38	73	0	0	-146
2017/18	150	1	149	87	71	56	0	0	276
2018/19	239	0	239	81	67	62	0	0	368
2019/20	222	87	135	167	132	52	0	16	335
Total	1096	632	464	895	677	488	-79	92	1642

b. Summary of Housing Delivery against Local Plan Requirement

3.5 Table 2 sets out housing delivery in relation to the Core Strategy requirements. This shows that the 335 completions recorded in 2019/2020 significantly exceeded the requirement of 280 dwellings for the year. However, over the plan period there has been a shortfall in delivery of **448** dwellings, partly as a result of the demolitions at Queens Park and All Hallows Road, which are referred to in paragraph 3.3.

Table 2: Net completions against Core Strategy requirement

Year	Dwelling Completions	Core Strategy Requirement	Under/Over Delivery	Cumulative Shortfall
2012/13	166	250	-84	-84
2013/14	-40	250	-290	-374
2014/15	389	250	+139	-235
2015/16	294	250	+44	-191
2016/17	-146	250	-396	-587
2017/18	276	280	-4	-591
2018/19	368	280	+88	-503
2019/20	335	280	+55	-448
Total	1642	2,090	-448	-448

c. Completions by Source

3.6 Policy CS2 of the Core Strategy states that provision will be made for the delivery of 4200 new homes in Blackpool between 2012 and 2027 and that these homes will be located on:

- Identified sites within the existing urban area, including major regeneration sites;
- Identified sites within the South Blackpool Growth Area; and
- Windfall sites

3.7 Table 3a sets out housing completions via these sources over the Core Strategy period. Completions via these sources are reported separately for new build dwellings in Table 3b and for conversions/changes of use in Table 3c.

3.8 Table 3a shows that in 2019/20 there were **136** net completions on identified sites within the existing urban area. Sites have been identified through the SHLAA process since the 2008/09 monitoring year when the SHLAA was first published. A SHLAA update is being prepared, which will replace the existing (2014) SHLAA. However, over the plan period only **239** dwellings (net) have been completed on identified sites within the existing urban area, taking account of the losses caused by the demolitions that have taken place at Queens Park.

3.9 There are three sites identified in South Blackpool in the Core Strategy (Moss House Road, Whyndyke Farm and Runnell Farm). In 2019/20, there were **33** completions on these identified sites in South Blackpool. **183** dwellings have been completed on these sites over the plan period.

3.10 In 2019/2020 there were **166** net completions on windfall sites (new build and conversions/changes of use). Over the plan period **1,220** dwellings (net) have been completed on windfall sites.

239 dwellings (net) predominantly due to demolitions at Queens Park. It also shows that there have been **183** new build completions (net) on identified sites in South Blackpool and **42** new build completions (net) on windfall sites.

3.12 Table 3b shows that there have been **464** new build completions (net) and **1096** new build completions (gross) over the plan period.

Table 3a: Summary of Completions by Source (Net)

Year	Identified Sites in the Existing Urban Area	Identified Sites in South Blackpool	Windfall	Total Dwellings
2012/13	14	0	152	166
2013/14	-154	0	114	-40
2014/15	166	0	223	389
2015/16	97	35	162	294
2016/17	-287	43	98	-146
2017/18	100	40	136	276
2018/19	167	32	169	368
2019/20	136	33	166	335
Total	239	183	1,220	1,642

Table 3b: New Build Completions by Source

Year	Identified Sites in the Existing Urban Area		Identified Sites in South Blackpool		New Build Windfall		New Build Total	
	Gross	Net	Gross	Net	Gross	Net	Gross	Net
2012/13	14	14	0	0	42	39	56	53
2013/14	22	-154	0	0	0	0	22	-154
2014/15	166	166	0	0	0	0	166	166
2015/16	97	97	35	35	2	1	134	133
2016/17	32	-287	43	43	32	-13	107	-257
2017/18	100	100	40	40	10	9	150	149
2018/19	167	167	32	32	40	40	239	239
2019/20	142	136	33	33	47	-34	222	135
Total	740	239	183	183	173	42	1096	464

3.11 Table 3b sets out detailed information about new build completions by source. It shows that although **740** (gross) new build dwellings have been completed on identified sites within the existing urban area, this equates to only

3.13 Table 3c shows that conversions/changes of use have been a consistent source of housing supply, accounting for **1178** net completions since 2012. This equates to an average of 147 per annum, making a significant contribution to Blackpool's housing supply during the plan period. These conversions are largely

due to the change of use of holiday accommodation into permanent residential use within the inner area. The most consistent source of windfall completions has been conversions/changes of use on small sites (sites of 9 dwellings or less). This includes dwellings provided through permitted conversions, prior approvals for change of use and lawful development certificates. An average of 125 dwellings per year have been provided through these sources.

Table 3c: Conversion/Change of Use Completions (Net)

Year	Conversions & Changes of Use: Permitted & CLDE/CLUP/CPA			Conversions: Other Sources		Windfall Conversions & Changes of Use Total
	Small Sites	Major Sites	Total	Local Authority Conversions	Council Tax Records/ Empty Homes Funded	
2012/13	99	24	123	-28	18	113
2013/14	129	22	151	-51	14	114
2014/15	148	31	179	0	44	223
2015/16	149	12	161	0	0	161
2016/17	95	16	111	0	0	111
2017/18	117	10	127	0	0	127
2018/19	115	14	129	0	0	129
2019/20	153	31	184	0	16	200
Total	1005	160	1165	-79	92	1178

d. Completions on Previously Developed Land (PDL) and Greenfield Sites

3.14 In 2019/20 89% of permitted housing completions (gross) were on PDL. Since 2012 the vast majority (87%) of gross completions in Blackpool have been on PDL, which reflects the built-up nature of the Borough and the Council's priority to maximise growth and opportunity across the town, which includes regenerating and improving existing neighbourhoods and creating aspirational and high quality homes.

Table 4: Annual gross housing completions on PDL & Greenfield sites (GF)

Year	New Build		Conversions (Permitted)	Total	
	GF	PDL	PDL	GF	PDL
2012/13	12	44	131	12	175
2013/14	12	10	123	12	133
2014/15	15	151	127	15	278
2015/16	48	86	132	48	218
2016/17	43	64	47	43	111
2017/18	48	102	87	48	189
2018/19	34	205	81	34	286
2019/20	43	179	167	43	346
Total	255	841	895	255	1736

e. Completions by Site Size

3.15 The majority of new build completions since 2012 have been on large sites over 1 hectare (73%). Table 5 shows that during 2019/20, there were 42 (gross) new build completions on sites below 0.4 hectares, 45 on sites between 0.4 to 1 hectare, and 135 on sites over 1 hectare in size.

Table 5: Annual new build gross completions by site size

Year	Sites Below 0.4ha		Sites 0.4ha to 1ha		Sites Over 1ha	
	PDL	GF	PDL	GF	PDL	GF
2012/13	17	6	27	0	0	6
2013/14	10	1	0	0	0	11
2014/15	21	0	0	0	130	15
2015/16	1	3	0	0	85	45
2016/17	9	0	31	0	24	43
2017/18	25	4	32	4	45	40
2018/19	10	0	0	2	195	32
2019/20	33	9	44	1	102	33
Total	126	23	134	7	581	225
Combined Total	149 (14%)		141 (13%)		806 (73%)	

f. Completions by Dwelling Type and Size

3.16 In 2019/20 a mix of new build house types were developed. Table 6 shows that semi-detached and detached properties were built in the greatest number, with fewer terraced properties and flats. Since 2012 the largest percentage of gross new build completions have been semi-detached, accounting for 30% of all new build completions, with detached accounting for 29% of completions and terraced properties accounting for 26% of completions. Flats account for 15% of new build dwellings completed since 2012.

Table 6: Gross annual new build completions by dwelling type

Year	Detached	Semi Detached	Terraced	Flats	Total
2012/13	10	23	15	8	56
2013/14	8	4	5	5	22
2014/15	10	21	82	53	166
2015/16	39	44	27	24	134
2016/17	36	38	24	9	107
2017/18	54	43	34	19	150
2018/19	89	80	54	16	239
2019/20	71	72	42	37	222
Total	317	325	283	171	1096
% Total	29%	30%	26%	15%	100%

3.17 Table 7 shows that in 2019/20 new build completions were predominantly 2 bed and 3 bed properties and permitted conversions/changes of use were predominantly 2 bed properties. Since 2012 the largest proportion of new build properties have been 3 bed properties (41%) and the largest proportion of permitted conversions/changes of use have been 2 bed properties (53%).

Table 7: Gross annual completions by dwelling size

Year		1 bed	2 bed	3 bed	4 bed	Total
New Build	2012/13	1	19	28	8	56
	2013/14	0	7	10	5	22
	2014/15	42	44	68	12	166
	2015/16	18	27	57	32	134
	2016/17	0	35	52	20	107
	2017/18	7	46	60	37	150
	2018/19	11	54	96	78	239
	2019/20	8	86	81	47	222
Total	87 (8%)	318 (29%)	452 (41%)	239(22%)	1096	
Conversions & COU	2012/13	21	63	25	22	131
	2013/14	19	69	17	18	123
	2014/15	9	49	33	36	127
	2015/16	35	57	27	13	132
	2016/17	5	23	11	8	47
	2017/18	15	50	12	10	87
	2018/19	14	52	12	3	81
	2019/20	25	111	20	11	167
	Total	143 (16%)	474 (53%)	157 (18%)	121 (13%)	895

g. Completions by Tenure i.e. Market & Affordable Housing

3.18 In 2019/20 there were 146 new build market housing completions and 76 affordable completions (18 local authority and 58 Registered Social Landlord). This is shown in Table 8. Market and affordable housing are defined in Appendix A.

3.19 In 2019/20 166 dwellings (gross) in conversions/changes of use provided market housing and 1 provided affordable housing.

Table 8: Gross annual completions by tenure

Year		Market (Private Sector)	Affordable		Total
			RSL	Local Authority	
New Build	2012/13	42	14	0	56
	2013/14	22	0	0	22
	2014/15	55	45	66	166
	2015/16	83	25	26	134
	2016/17	81	26	0	107
	2017/18	127	0	23	150
	2018/19	142	21	76	239
	2019/20	146	58	18	222
Total	698	189	209	1096	
Conversion / COU	2012/13	104	20	7	131
	2013/14	123	0	0	123
	2014/15	127	0	0	127
	2015/16	132	0	0	132
	2016/17	47	0	0	47
	2017/18	87	0	0	87
	2018/19	81	0	0	81
	2019/20	166	0	1	167
Total	867	20	8	895	

h. Completions by Density

3.20 The NPPF requires local planning authorities to set out their own approach to housing density to reflect local circumstances. The Core Strategy requires proposals to optimise density, whilst reflecting the characteristics of the site and surrounding area. Building at an optimum density is essential in Blackpool with its limited land resource and will help to sustain local facilities and services. Higher densities are sought in more accessible locations, where

the site is within walking distance of town, district or local centres or well-served by public transport. Location, design and site configuration issues will need to be balanced with density considerations, particularly on small sites, in order to achieve the best possible development.

3.21 Table 9 shows that in 2019/20 38% of new build dwellings were completed on sites with densities below 30 dwellings per hectare, 38% on sites of 30-50 dwellings per hectare and 24% of new build dwellings were built at densities above 50 dwellings per hectare.

Table 9: Gross new build completions by density in 2019/20

Density	Dwellings
Below 30 dwellings per hectare	84 (38%)
30-50 dwellings per hectare	85 (38%)
Above 50 dwellings per hectare	53 (24%)
Total	222 (100%)

4. HOUSING COMMITMENTS

a. New Dwellings Permitted in 2019/20

4.1 Monitoring planning permissions allows us to identify the potential amount of house building activity for future years. Table 10 shows that 504 dwellings (gross) were granted planning permission in 2019/20, comprising **372** new build dwellings and **132** dwellings in conversions/changes of use. The net total was **320** dwellings, comprising **209** new build and **111** dwellings in permitted conversions/changes of use. **264** dwellings were permitted on PDL and **56** dwellings were permitted on Greenfield land (net).

4.2 Once a reserved matters application is approved, the figures are updated accordingly and recorded as a full planning permission. The outline application is removed from the list of extant permissions to avoid double counting. Where the application involves the renewal of a lapsed permission, the earlier permission is deleted to avoid double counting.

Table 10: Gross & net dwellings permitted 1st April 2019 - 31st March 2020

Type of Land	Gross			Net		
	New Build	Conversion & Change of Use	All dwellings	New Build	Conversion & Change of use	All dwellings
PDL	316	132	448	153	111	264
Greenfield	56	-	56	56	-	56
Mixed	0	-	0	0	-	0
Total	372	132	504	209	111	320

b. Extant Planning Permissions

4.3 At the 31st March 2019 there was a stock of **1,396** dwellings (net) with extant planning permission (full or outline¹) that were left to be built. This comprises **1,138** new build dwellings and **258** conversions. 76% have full or reserved matters planning permission (on sites which have not started or are under construction), which can be implemented without the need for further approval. This is shown in Table 11. Detailed schedules are provided in Appendices E and F.

Table 11: Units with Extant planning permissions at 31st March 2020

Type of Planning Permission / Site Status	New Build Dwellings (Gross)	New Build Dwellings (Net)	Conversions (Gross)	Conversions (Net)	All Dwellings (Gross)	All Dwellings (Net)
Full or Reserved Matters Planning Permission	805	798	282	258	1,087	1,056
Outline Planning Permission	340	340	-	-	340	340
Total All Permissions	1,145	1,138	282	258	1,427	1,396

¹ A full planning permission is extant if either the time limit for commencement has not yet expired or the site is partially under construction. An outline application is extant if the time limit for submission of reserved matters has not yet expired.

c. Extant New Build Planning Permissions by Dwelling Type

4.9 Table 12 shows that at 31st March 2020, flats formed the greatest proportion of known new build dwellings with extant planning permission, equating to 26% of the total, followed by terraced properties, which formed 25% of the total. 18% of dwellings were of an unknown dwelling type, because they were on sites subject to outline permission where housetypes were not specified.

Table 12: Gross new build extant planning permissions by dwelling type at 31st March 2020

Type of PP / Site Status	Detached	Semi-Detached	Terraced	Flats	Unknown	Total
Full Planning Permission	163	180	285	177	0	805
Outline Planning Permission	10	0	4	115	211	340
Total All Permissions	173	180	289	292	211	1145
% Total	15%	16%	25%	26%	18%	100%

d. Extant Planning Permissions for Affordable Housing

4.10 At 31st March 2020 the total number of affordable housing units with extant planning permission was **114** (gross); these are all new build units.

e. Land Committed for New Build Residential Development

4.11 At 31st March 2020 the combined site area of extant planning permissions for new build residential development (gross) amounted to 56.48 hectares. This is shown in Table 13.

Table 13: Land committed for new build residential development at 31st March 2020

Site Status	Hectares	No. Dwellings (Gross)
Land with Planning Permission	56.48	1145
(Full or Reserved Matters Planning Permission)	48.04	805
(Outline Planning Permission)	8.44	340
Total	56.48	1145

f. Applications with a Resolution to Approve Subject to the Signing of a Section 106 Agreement

4.12 At 31st March 2020 there were no dwellings on sites where there was an application with a resolution to approve subject to the signing of a S106 agreement.

5. CUSTOM/SELF-BUILD HOUSING

a. Custom/Self-Build Housing

4.4 The Self-build and Custom Housebuilding Act 2015 places a duty on the Council to keep a register of individuals and associations of individuals who are seeking to acquire a serviced plot of land in the area to bring forward self-build and custom housebuilding projects. The Housing and Planning Act 2016 places a duty on the Council to grant sufficient development permissions in respect of serviced plots of land to meet the demand evidenced by the register.

4.5 The Council has set up a self-build and custom housebuilding register to provide an indication of the demand for this type of housing in Blackpool. Further information can be found at www.blackpool.gov.uk/selfbuild.

4.6 Local authorities have a three year timeframe within which the required number of self-build development permissions should be granted in relation to each base period. The first base period ran until 30th October 2016. There was therefore a requirement to grant planning permission for 1 self-build development for over the following three years.

Table 14: Custom/Self Build Base Periods

Base Period	Year Ending	No of additions to the register
1	30 th Oct 2016	1
2	30 th Oct 2017	0
3	30 th Oct 2018	0

4	30 th Oct 2019	0
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4.7 Since October 31st 2016 the following permissions in respect of plots of land have been granted:

Table 15: Custom/Self-Build Permissions

App Ref.	Address	Proposal	Date Granted
2016/17			
16/0505	2 The Knowle, FY2 0RY	Full application for 1 dwelling	23/11/2016
2017/18			
17/0215	Land adjacent to 372 St. Anne's Road, FY4 2QL	Full application for 1 dwelling	05/06/2017
17/0239	Land to the rear 46 Harcourt Road, FY4 3HW	Full application for 1 dwelling	26/09/2017
17/0570	Land to the rear of 322 and 324 Bispham Road, FY2 0HQ	Full application for 1 dwelling	20/10/2017
17/0844	Land adjacent to 2 St. Louis Avenue, FY3 7EJ	Full application for 1 dwelling	14/02/2018
2018/19			
18/0160	Land adjacent to 8 Cottesmore Place, FY3 8SB	Outline application for 1 dwelling	31/05/2018

18/0404	Land to rear of 49 Moss House Road, FY4 5JF	Full application for 1 dwelling	30/08/2018
18/0438	Southgate, Bennetts Lane, FY4 5BE	Full application for 1 dwelling	12/09/2018
18/0589	64 Preston Old Road, FY3 9PL	Outline application for 1 dwelling	16/10/2018
18/0684	209 Midgeland Road, FY4 5HJ	Full application for 1 dwelling	21/12/2018
2019/20			
19/0184	Land adjacent to 44 Moss House Road, FY4 5JE	Outline application for 1 dwelling	31/05/2019
19/0113	Victoria Villa, Jubilee Lane, FY4 5EP	Full application for 1 dwelling	05/07/2019
19/0384	150 Harcourt Road, FY4 3HN	Full application for 1 dwelling	15/08/2019
19/0653	Land to the rear 199-201 Common Edge Road, FY4 5DJ	Reserved matters application for 1 dwelling	19/11/2019

4.8 It is clearly demonstrated that Blackpool is meeting the requirements of the Housing and Planning Act 2016.

Appendix A: Glossary of Terms, Acronyms & Abbreviations

Affordable Housing - Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Allocated - Land which has been specifically identified in a Local Plan for housing development.

Complete - A dwelling is said to be complete once it is ready for occupation. For new build dwellings, this is when the roof is on and the windows/doors are in as determined by site survey. For conversions, this is when the Council Building Control records indicate a completion certificate has been issued, or where this is unavailable, when the dwellings are recorded on the Council Tax records / Valuation office.

Identified - Land that has previously been identified through the Strategic Housing Land Availability Assessment (SHLAA). Where sites are identified they are no longer windfall sites.

Market Housing - Private housing for sale or rent where price is not controlled and is set in the open market.

Previously Developed Land - Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Under Construction - A dwelling has commenced when the ground has been excavated in preparation for the laying of foundations. At any time between commencement and completion (see above) a building is 'under construction'.

Windfall - Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available, and include residential conversions.

CLDE – Lawful Development Certificate for an Existing Use/Development

CLUP – Lawful Development Certificate for a Proposed Use

CPA – Prior Approval for Change of Use

CTR – Council Tax Records

GF – Greenfield (Land)

HA – Hectares

HMR – Housing Monitoring Report

LAC – Local Authority Conversions

LPA – Local Planning Authority

NPPF – National Planning Policy Framework.

PDL – Previously Developed Land

S106 – Section 106

SHLAA – Strategic Housing Land Availability Assessment

Appendix B: Schedule of new build completions and demolitions 2019/20

Planning App No.	Address	Land Type	Origin	Gross Dwellings Built	Demolitions	Net Dwellings Built	Total Size Capacity
05/0705	Land Off Coopers Way	PDL	SHLAA	39	0	39	102
13/0447	Land bounded by Princess Street, Seasiders Way, Rigby Road & Blundell Street and Land Bounded by Rigby Road, Central Drive, Field Street and Seasiders Way (Phase 1 Rigby Road)	PDL	SHLAA	4	0	4	218
15/0420	NS & I Mythop Road	PDL	SHLAA	45	0	45	115
17/0361	Co-op Sports and Social Club	PDL	Windfall	14	0	14	53
17/0095	Land at Moss House Road	GF	Identified Site in South Blackpool	33	0	33	422
16/0493	Land adjacent to 73 Stony Hill Avenue, FY4 1HX	GF	SHLAA	8	0	8	8

17/0215	Land adjacent to 372 St. Annes Road, FY4 2QL	PDL	Windfall	1	0	1	1
17/0590	Hoyle House, Argosy Avenue, FY3 7NN	PDL	Windfall	18	0	18	18
17/0631	Land at Taybank Avenue and Livet Avenue	GF	SHLAA	1	0	1	3
17/0844	Land adjacent to 2 St. Louis Avenue, FY3 7EJ	GF	Windfall	1	0	1	1
17/0873	Land at 200 – 210 Watson Road, FY4 3EE	BF	SHLAA	44	6	38	44
18/0603	Land at the junction of Coleridge Road and Talbot Road, FY1 3NR	BF	Windfall	9	0	9	25
18/0718	Site of 18-20 Empress Drive, FY2 9SD	BF	Windfall	4	0	4	4

19/0016	Land at Brun Grove, FY1 6PG	BF	SHLAA	1	0	1	1
19/0144	Land at Troutbeck Crescent, FY4 4SX	PDL	Windfall	0	81	0	75
Total				222	87	216	1090

Appendix C: Schedule of completions through permitted conversions & change of use 2019/20

ADDRESS	DWELLINGS		USE	
	Gross	Net	Previous	New
Former Marton Library	2	2	Library	Two Maisonettes
2 Carlin Gate	1	0	Holidays flats and Owners Accommodation	One Dwelling
12 Palatine Road	1	0	Holiday Accommodation with Owners Flat	One Dwelling
26 Lonsdale Road	1	0	Guesthouse with Owners Accommodation	One Dwelling
2-7 Gynn Square	2	1	Restaurant and Flat Over	Two Flats
5 Penhill Close	1	1	Garage	Single Dwelling
218-220 Lytham Road	2	1	Shop and Flat	Two Dwellings
77-81 Albert Road	6	6	Hotel	Hotel & Six Flats
192 Preston Old Road	2	1	Single Dwelling	Two Dwellings
68-70 Elizabeth Street	1	0	Commercial and Flat	Single Dwelling

ADDRESS	DWELLINGS		USE	
	Gross	Net	Previous	New
77 Whitegate Drive	1	0	Commercial and Flat	Single Flat
141-147 Abbey Road	1	1	Offices	Single Flat
2 Back Warbreck Road	1	1	Garage	Single Dwelling
7-8 Finchley Road	6	5	Hotel with Owners Accommodation	Six Flats
59 Exchange Street	10	10	Public House	Ten Flats
193-195 Church Street	4	4	Retail	Four Flats
79 Lytham Road	1	1	Retail	Single Dwelling
11 Reads Avenue	3	2	Guesthouse and Owners Accommodation	Three Flats
North Shore Working Mens Club Cross Street	1	1	Public House	Single Flat
32 Queen Street	6	6	Shop and Offices Over	Six Flats
28 Springfield Road	3	2	Hotel and Owners Accommodation	Three Flats

ADDRESS	DWELLINGS		USE	
	Gross	Net	Previous	New
Rear 9-21 Melrose Avenue	1	1	Office	Single Dwelling
32 Hesketh Avenue	1	0	Hotel and Owners Accommodation	Single Dwelling
17 Shaftesbury Avenue	1	-1	Two Flats	One Flat
14 Kirby Road	1	1	Guesthouse	Single Dwelling
31-33 Hornby Road	6	6	Hotel	Six Flats
35-37 Station Road	11	11	Two Hotels	Nine Flats and Two maisonettes
211 Lytham Road	2	2	Holiday Homes	Two Flats
45A Grosvenor Street	2	1	One Dwelling	Two Dwellings
6 Central Drive	2	2	Restaurant	Two Flats
54-58 Raikes Parade	6	5	Student Accommodation	Six Flats
12-14 Withnell Road	5	5	Holiday Accommodation	Five Flats

ADDRESS	DWELLINGS		USE	
	Gross	Net	Previous	New
129-131 Bloomfield Road	3	0	Three Flats and Shop (Fire Damage Repair)	Three Flats and Shop
61 Withnell Road	3	2	One Dwelling	Three Flats
77 Adelaide Street	1	1	Solicitors	One Dwelling
21 St. Martins Road	1	-1	Two Flats	One Flat
308 Talbot Road	1	1	Launderette	One Flat
44-46 Reads Avenue	8	8	Hotel and Coach House	Six Flats and Two Maisonettes
234 Waterloo Road	0	-1	One Dwelling house	Extension to Adjoining Care Home
243-247 Lytham Road	2	2	Storage for Shop	Two Flats
134 Albert Road	3	3	Hotel	Three Flats
5 Holmfield Road	1	0	One Non-Self Contained Flat	One Flat
28 Clevedon Road	2	0	One Self Contained Flat and Four non-self contained flats	One Self Contained Flat and One Maisonette

ADDRESS	DWELLINGS		USE	
	Gross	Net	Previous	New
190 Queens Promenade	1	1	Holiday Flat	Single Dwelling
59 Exchange Street	10	10	Public House	Ten Flats
211 Hornby Road	2	1	Single Dwelling	Two Flats
21 Empress Drive	1	-1	Two Non-Self Contained Flats and One Self Contained Flat	One Flat
7-9 Palatine Road	7	7	Hotel	Seven Flats
103 Talbot Road	3	1	Three Non-Self Contained Flats and One Flat	Three Flats
The Former Hoyle House Site, Argosy Avenue	1	1	Communal Staff Area	One Flat
Kennedy House, Alexandra Road	1	1	Retail Unit	One Flat
81-83 Westcliffe Drive	2	2	Dental Surgery	Two Houses

ADDRESS	DWELLINGS		USE	
	Gross	Net	Previous	New
1-3 Crystal Road	2	1	Shop and Residential Accommodation	Two Flats
13 Grasmere Road	2	0	One Self Contained Flat and Three Non-Self Contained Flats	Two Self Contained Flats
9-11 South king Street	1	1	Shop	One Flat
6-8 Kirby Road	4	3	Guesthouse with Owners Accommodation	Four Maisonettes
99 Dickson Road	1	1	Holiday Flats	One Dwelling
653-655 Promenade	5	5	Hotel	Five Flats
270-274 Central Drive	2	2	Hotel	Supported Living Accommodation
10 Pleasant Street	3	3	Holiday Accommodation	Three Flats
	167	132		

Previous Use Summary

Previous Use	Gross	Net	%
Holiday Accommodation	81	73	55%
Existing Dwellings/Flats	23	2	2%
Retail	15	11	8%
Office	9	9	7%
Industrial	0	0	0%
HMO	0	0	0%
Other	39	37	28%
Total	167	132	100%

Appendix D: Other Sources of Dwellings: Certificates of Lawful Use (CLDE) and Dwellings created via Lawful Development Certificates for Prior Approval for Change of Use (CPA)

REF NO.	ADDRESS	DWELLINGS (Net)	USE
2019/20			
19/0090	120 Lytham Road	2	Two Flats
19/0187	32-34 Warley Road	5	Five Flats
19/0189	254 Queens Promenade	9	Nine Flats
19/0273	1 Warbreck Drive	8	Eight Flats
19/0161	12-14 Windsor Avenue	2	Two Flats
19/0410	236 Hornby Road	8	Eight Flats
19/0465	120 St. Heliers Road	-1	Two Flats
19/0519	117-119 Central Drive	1	One Flat
19/0709	6 Queens Promenade	-1	Holiday Apartment
19/0793	90 Belmont Avenue	2	Two Flats
19/0823	80 Belmont Avenue	-1	One Dwelling
20/0063	11 Grasmere Road	2	Two Flats
20/0064	116 Egerton Road	2	Two Flats
20/0112	56 Adelaide Street	1	One Dwelling
20/0136	318 Lytham Road	4	Four Flats
20/0142	19 Hesketh Avenue	3	Two Self Contained
CLDE Total		46	

REF NO.	ADDRESS	DWELLINGS	USE
2019-20			
14/0481	8 Hawes Side Lane	1	One Flat
16/0485	40-42 Hawes Side Lane	1	Two Dwellings (Net Gain of 1)
18/0455	124 Watson Road	1	One Flat
19/0124	89 Abingdon Street	2	Two Flats
17/0546	27 Springfield Road	1	One Dwelling
CPA Total		6	

Appendix E: Extant New Build Planning Permissions at 31st March 2020

App. No	Address	PP Type	Area (ha)	Total Capacity (Gross)	Total Capacity (net)	Dwellings under construction	Dwellings not started	Dwellings Lost	Dwellings Completed	Left to be Built (net)	Expiry Date	Source	Land Type
Pre 2013-14													
97/0474	Land at Bridge House Road	Full	1.38	23	23	0	7	0	16	7	Under Construction	WF	GF
05/0185	41 Bispham Road and land rear 39-41 Bispham Road	Full	0.33	19	18	0	16	1	3	16	Under Construction	WF	PDL
05/0705	Land off Coopers Way	Full	1.97	102	102	5	1	0	96	6	Under Construction	LPA	PDL
2013-14													
13/0447	Land bounded by Princess Street, Seaside Way, Rigby Road and Blundell Street and Land bounded by Rigby Road, Central Drive, Field Street and Seaside Way	Res'd	4.66	218	218	5	16	0	197	21	Under construction	SHLAA	PDL
2015-16													
15/0636	1A, 1B & 1C England Avenue	Res'd	0.06	2	-1	0	2	3	0	-1	Commenced	WF	PDL

App. No	Address	PP Type	Area (ha)	Total Capacity (Gross)	Total Capacity (net)	Dwellings under construction	Dwellings not started	Dwellings Lost	Dwellings Completed	Left to be Built (net)	Expiry Date	Source	Land Type
2016-17													
16/0289	254 Preston New Road (replacement dwelling)	Full	0.12	1	0	1	0	1	0	0	Commenced	WF	PDL
15/0420	NS&I Mythop Road	Full	8.92	115	115	14	24	0	77	38	Under Construction	SHLAA	PDL
2017-18													
16/0797	Land to the rear 435-437 Waterloo Road	Full	0.03	2	2	N/S	2	0	0	2	01/05/21*	WF	PDL
16/0845	429-437 Promenade	Outline	0.20	15	15	N/S	15	0	0	15	01/05/21*	SHLAA	PDL
17/0095	Land at Moss House Road	Res'd	17	422	422	0	322	0	100	322	Under construction	LPA	GF
17/0631	Land at Taybank and Livet Avenue	Full	0.95	3	3	2	0	0	1	2	Under Construction	WF	GF
17/0193	585-593 Promenade and 1 Wimbourne Place	Outline	0.40	88	88	N/S	88	0	0	88	01/05/21*	SHLAA	PDL
16/0551	Land to the rear 83-103 Powell Avenue	Full	0.17	6	5	N/S	6	0	0	5	01/05/21*	SHLAA	PDL

App. No	Address	PP Type	Area (ha)	Total Capacity (Gross)	Total Capacity (net)	Dwellings under construction	Dwellings not started	Dwellings Lost	Dwellings Completed	Left to be Built (net)	Expiry Date	Source	Land Type
17/0042	Anchorsholme Methodist Church	Outline	0.18	8	8	N/S	8	0	0	8	01/05/21*	SHLAA	PDL
17/0361	Co-Op Sports and Social Club, Preston New Road	Res'd	1.60	53	53	9	22	0	22	31	Under Construction	WF	PDL
17/0439	Site at 50 Bispham Road	Full	0.09	12	12	N/S	12	0	0	12	01/05/21*	SHLAA	PDL
17/0239	Land to the rear 46 Harcourt Road	Full	0.08	1	1	N/S	1	0	0	1	01/05/21*	WF	PDL
17/0570	Land to the rear 322 and 324 Bispham Road	Res'd	0.03	1	1	U/C	0	0	0	1	01/05/21*	WF	GF
17/0563	Land at 19 Sussex Road	Outline	0.12	4	4	N/S	4	0	0	4	01/05/21*	SHLAA	PDL
17/0573	Blackpool Trim Shops, Brun Grove	Outline	0.18	10	10	N/S	10	0	0	10	01/05/21*	SHLAA	PDL
2018-19													
18/0030	Land Rear 5 Oak Avenue	Full	0.03	1	1	N/S	1	0	0	1	11/05/21	WF	PDL
18/0160	Land adjacent to 8 Cottessmore Place	Outline	0.08	1	1	N/S	1	0	0	1	31/05/21	SHLAA	GF

App. No	Address	PP Type	Area (ha)	Total Capacity (Gross)	Total Capacity (net)	Dwellings under construction	Dwellings not started	Dwellings Lost	Dwellings Completed	Left to be Built (net)	Expiry Date	Source	Land Type
11/0314	Land at Whyndyke Farm Parcel 1 (.9 ha) & 1/3 Parcel 7 (1ha)	Outline	2.90	126	126	N/S	126	0	0	126	06/06/21	LPA	GF
18/0404	Land to Rear of 49 Moss House Road	Full	0.09	1	1	N/S	1	0	0	1	30/08/21	SHLAA	GF
18/0423	Land adjacent to 14 Strathdale	Full	0.05	1	1	N/S	1	0	0	1	20/08/21	SHLAA	GF
18/0410	Land adjacent to 71 Moss House Road	Outline	0.75	14	14	N/S	14	0	0	14	16/10/21	SHLAA	GF
18/0438	Southgate Bennetts Lane	Full	0.51	1	1	N/S	1	0	0	1	12/09/21	WF	GF
18/0589	64 Preston Old Road	Outline	0.37	1	1	N/S	1	0	0	1	16/10/21	WF	PDL
18/0590	Site of Former Kings Christian Centre Warley Road	Res'd	0.12	15	15	U/C	15	0	0	15	02/11/21	WF	PDL
18/0684	209 Midgeland Road	Full	0.30	1	0	0	1	0	0	0	21/12/21	WF	PDL
18/0657	12 Broadway	Outline	0.03	2	2	N/S	2	0	0	2	14/01/22	WF	PDL
18/0603	Land at the Junction of Coleridge Road and Talbot Road	Full	0.29	25	25	U/C	0	0	9	16	12/03/22	WF	PDL
2019-20													

App. No	Address	PP Type	Area (ha)	Total Capacity (Gross)	Total Capacity (net)	Dwellings under construction	Dwellings not started	Dwellings Lost	Dwellings Completed	Left to be Built (net)	Expiry Date	Source	Land Type
18/0642	Former Baguleys Site, Midgeland Road	Full	1.08	12	12	N/S	12	0	0	12	02/04/22	SHLAA	PDL
17/0466	Land off Warren Drive	Full	3.12	86	86	8	78	0	0	86	09/04/22	SHLAA	PDL
19/0009	Land at 2C Ball Street	Outline	0.06	5	5	N/S	5	0	0	5	15/05/22	SHLAA	PDL
19/0184	Land adjacent to 44 Moss House Road	Outline	0.04	1	1	N/S	1	0	0	1	31/05/22	LPA	PDL
19/0103	Land bounded by Rigby Road, Tyldesley Road, Princess Street and Blundell Street	Full	1.22	74	74	14	60	0	0	74	04/06/22	SHLAA	PDL
19/0144	Land at Troutbeck Crescent	Full	2.30	75	-6	U/C	75	6	0	75	04/06/22	WF	PDL
18/0204	Waterloo Road Methodist Church, Waterloo Road	Outline	0.19	12	12	N/S	12	0	0	12	02/07/22	WF	PDL
19/0113	Victoria Villa, Jubilee Lane	Full	0.50	1	0	N/S	1	0	0	0	05/07/22	WF	PDL
19/0176	Land to the North of Ryscar Way and Faraday Way	Outline	2.6	47	47	N/S	47	0	0	47	02/07/22	SHLAA	GF

App. No	Address	PP Type	Area (ha)	Total Capacity (Gross)	Total Capacity (net)	Dwellings under construction	Dwellings not started	Dwellings Lost	Dwellings Completed	Left to be Built (net)	Expiry Date	Source	Land Type
19/0177	29-35 Ripon Road	Full	0.11	8	8	U/C	8	0	0	8	19/07/22	WF	PDL
19/0252	58 Common Edge Road	Full	0.17	4	4	N/S	4	0	0	4	15/07/22	SHLAA	PDL
19/0349	Land adjacent to 17 & 21 North Side, Moss House Road	Outline	0.33	5	5	N/S	5	0	0	5	31/07/22	LPA	GF
19/0384	150 Harcourt Road	Full	0.06	1	1	N/S	1	0	0	1	15/08/22	WF	PDL
19/0554	Land Adjacent to 15 Morley Road	Full	0.05	2	2	N/S	2	0	0	2	08/10/22	SHLAA	GF
19/0653	Land to the rear of 199-201 Common Edge Road	Res'd	0.09	1	1	N/S	1	0	0	1	20/11/22	WF	PDL
19/0720	Site of 8 Norbreck Road	Full	0.20	34	34	N/S	34	0	0	34	23/01/23	SHLAA	PDL
19/0763	49 Moss House Road	Full	0.35	2	2	N/S	2	0	0	2	12/02/23	LPA	PDL
20/0044	Land adjacent to 118 Ansdell Road	Outline	0.01	1	1	N/S	1	0	0	1	20/03/23	WF	GF
20/0062	Land between 39 and 43 Morley Road	Full	0.01	1	1	N/S	1	0	0	1	31/03/23	WF	GF

App. No	Address	PP Type	Area (ha)	Total Capacity (Gross)	Total Capacity (net)	Dwellings under construction	Dwellings not started	Dwellings Lost	Dwellings Completed	Left to be Built (net)	Expiry Date	Source	Land Type
Total										1138			

*Due to the Covid-19 pandemic, Government guidance has extended the time limit for implementation on extant applications that are due to lapse between 23rd March and 31st December 2020.

Appendix F: Extant planning permissions for conversions/change of use at 31st March 2020

App No.	Address	Net Gain	Previous Use	Proposed Use
Pre 2012				
10/1404	Former Marton Library	3	Library	Two Maisonettes and Three Flats
2016-17				
16/0421	647-651 Promenade & 2-4 Harrow Place	66	Hotel	Sixty Six Flats
16/0563	38-40 Springfield Road and 10-10a Lord Street	11	Holiday Accommodation	Eleven Flats
2017-18				
17/0132	37 Crystal Road	0	Holiday and Owners Accom	Single Dwelling
17/0088	30-36 Coronation Street	4	Retail	Retail and Four Flats
17/0090	37 George Street	6	Retail	Six Flats
17/0145	1 Chapel Street	2	Offices and Flat	Three Flats
17/0238	31-33 Queen Street	2	Bar	Two Flats

App No.	Address	Net Gain	Previous Use	Proposed Use
17/0325	95b Bond Street and Premises to the Rear	0	Retail and Flat	Single Dwelling
17/0477	77 Park Road	0	Two Flats	Two Flats
17/0551	64 Seafield Road	1	Holiday Flats and Owners Accom	Two Flats
17/0565	20 Lytham Road	3	Holiday Accommodation	Three Flats
17/0767	Empire Bingo Hawes Side Lane	14	Bingo Hall	Fourteen Flats
18/0032	14 Regent Road	2	Holiday Accommodation	Two Flats
2018-19				
18/0023	24-28 Coronation Street	2	Holiday Accommodation	Two Flats
18/0073	4 Back Warbreck Road	1	Warehouse	Single Dwelling
18/0082	169 Lytham Road	3	Holiday Accommodation	Three Flats
18/0060	1 Layton Lodge, Bispham Road	5	Residential Care Home	Five Flats
18/0168	53 Bond Street	0	Commercial Unit and Flat	One Dwelling

App No.	Address	Net Gain	Previous Use	Proposed Use
18/0180	44 Warbreck Hill Road	1	Guest House	One Dwelling
18/0220	102 Queen's Promenade	1	Guest House	One Dwelling
18/0407	30 Rawcliffe Street	2	Restaurant	Two Dwellings
18/0221	28 Lonsdale Road	4	Vacant Hotel	Four Dwellings
17/0859	98A Park Road	10	Disused Church Hall	Ten Flats
18/0418	46A Cookson Street	2	Offices	Two Flats
18/0462	199-201 Promenade	6	Café and Hotel	Six Apartments
18/0503	3 Chapel Street	1	Takeaway and Owner's	Two Flats
18/0523	24-30 Bond Street	4	Two Flats	Six Flats
18/0528	Moore Bank House, 26-28 Moore Street	1	Guesthouse and Owners Accommodation	Two Dwellings
18/0587	452 Lytham Road	1	Clinic	One Maisonette
18/0785	7 Milbourne Street	1	Office	One Dwelling
18/0596	68-76 Central Drive	13	Unknown	Twelve Flats and One Maisonette

App No.	Address	Net Gain	Previous Use	Proposed Use
18/0605	10-16 Exchange Street	5	Social and Sports Club	Four Flats and One Dwelling
18/0784	2 Crystal Road	1	Shop	One Flat
2019-20				
19/0029	50-52 Topping Street	6	Retail and Office	Six Flats
19/0108	495-497 Promenade	6	Flat, Office and Empty Space	Seven Flats
18/0856	396-402 Promenade	13	Hotel	Thirteen Flats
19/0022	George Hotel Pub, 174 Central Drive	5	Public House with Managers Accommodation	Six Flats
19/0259	Community Centre, 170 Horsebridge Road	-1	Flat	Offices
19/0292	185 Lytham Road	1	Hotel Dwellinghouse	
19/0338	92-100 Bond Street	7	Vacant Shop and Social Club	Seven Flats
19/0366	17-19 Crystal Road	3	Guesthouse	Three Flats
19/0494	136-140 Promenade	4	Two Flats	Six Flats

App No.	Address	Net Gain	Previous Use	Proposed Use
19/0438	6-10 Bank Hey Street	7	Existing Retail Units	Seven Flats
19/0448	32 Lytham Road	2	Hotel with Owners Accommodation	Three Flats
19/0541	42 Cornwall Avenue	-1	Two Self-contained Flats	One Dwelling
19/0628	174 Cauce Street & 80 Coleridge Road	2	Offices	Two Dwellings
19/0558	324 Queens Promenade	6	Hotel	Six Self-contained Flats
19/0630	60 Palatine Road	1	Hotel with Owners Accommodation	Two Flats
19/0557	24 Low Moor Road	4	Family Referral Centre	Four Dwellings
19/0584	64 Seafield Road	1	Holiday Flats and Owners Accommodation	Two Flats
19/0766	30 Springfield Road	2	Bed and Breakfast	Two Flats

App No.	Address	Net Gain	Previous Use	Proposed Use
19/0615	58 Bond Street	1	Retail	One Flat
19/0619	Site of 83 Powell Avenue & Land to the rear of 81-103 Powell Avenue	-1	Dwellinghouse	Garages
19/0741	44 Dickson Road	4	HMO	Two Maisonettes and Three Self-contained Flats
19/0763	49 Moss House Road	1	One Dwelling	Two Dwellings
19/0518	58 Palatine Road	3	Guesthouse	Three Flats
19/0762	26 Redcar Road	1	Two Holiday Flats	One Dwelling
19/0818	58-60 Clifton Street	2	Offices	Two Flats
20/0081	132 Harrowside	1	One Flat	Two Flats
		258		