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New homes from old places

Last Modified March 16, 2020



The [New Homes from Old Places Residential Conversion and Sub-Division Supplementary Planning Document \[PDF 1.41MB\]](#) was adopted by Blackpool Council on the 23 March 2011.

The SPD provides design guidance on the conversion or sub-division of properties for residential use, expanding on saved Local Plan Policy HN5 and policies [CS12, CS13 and CS23 \[PDF 135.34MB\]](#) in the Blackpool Core Strategy.

It will be instrumental in lifting all aspects of quality in standards of accommodation, enhancing the residential offer across Blackpool, promoting sustainable communities and creating homes where people want to live.

In 2015 the Government introduced a set of optional national internal space standards for new homes. In November 2015 Blackpool Council decided to replace some of those elements of the SPD that relate to internal space standards with the national standards and it now uses them in the determination of applications relating to conversion and sub-division for residential development.

As a result, sections **2.1** and **6.1** of the SPD are no longer used in the determination of planning applications. The national [‘Technical Housing Standards – nationally described space standard’](#) is used instead.

Those parts of the SPD which do not relate to internal space standards and which relate to other requirements and best practice still apply.

The SPD supersedes SPG 10 ‘Change of Use of Holiday Accommodation and Conversion of Properties to Permanent Residential Use and Holiday Flats’ (1999).

A separate consultation statement details the public consultation undertaken in preparation of the SPD and summarises the main issues raised during the formal consultation period and how these were addressed in the adopted SPD.

Supporting documents

[Statement of consultation \[PDF 129KB\]](#)

[Adoption statement \[PDF 20KB\]](#)

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Blackpool Council

Municipal Buildings
Corporation Street
Blackpool
FY1 1NF

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