

# Housing Monitoring Report

## For 2013 – 2014

September 2014

Blackpool Council



---

## Contents

<b>1. Introduction</b>	<b>3</b>
<b>2. Policy Context</b>	<b>4</b>
<b>3. Housing Completions</b>	<b>5</b>
<b>4. Housing Commitments</b>	<b>12</b>
<b>Appendix A: Glossary of Terms</b>	<b>15</b>
<b>Appendix B: Schedule of new build completions and demolitions 2013/14</b>	<b>16</b>
<b>Appendix C: Schedule of completions through permitted conversions/change of use 2013/14</b>	<b>17</b>
<b>Appendix D: Certificate of Lawfulness granted for schemes implemented post 2003</b>	<b>19</b>
<b>Appendix E: Extant new build planning permissions at 31<sup>st</sup> March 2014</b>	<b>20</b>
<b>Appendix F: Extant planning permissions for conversions/change of use at 31<sup>st</sup> March 2014</b>	<b>22</b>
<b>Appendix G: Applications approved subject to a signed S106 agreement at 31<sup>st</sup> March 2014</b>	<b>25</b>

---

## 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 2014 HMR reports on the period from 1<sup>st</sup> April 2013 to 31<sup>st</sup> March 2014, 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 31<sup>st</sup> March 2014.

1.3 Where minor adjustments have been made to past figures recorded in previous HMRS, to reflect updated information, these are explained accordingly.

1.4 The HMR forms part of the evidence base for the emerging Blackpool Core Strategy and provides housing data for the Annual Monitoring Report.

1.5 Previous HMRS published by Blackpool Council have included a housing trajectory which illustrates the expected rate of housing delivery in the Borough for the plan period in the emerging Core Strategy to 2027. This information is reported in the Council's 2013 Strategic Housing Land Availability Assessment (SHLAA) update as well as the Housing Technical Paper (both published June 2014).

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

1.7 This report reflects the situation in Blackpool at 31<sup>st</sup> March 2014 and contains the following information:

### HOUSING COMPLETIONS

- a. Number of Completions 2003/04 - 2013/14 (*Table 1*)
- c. Completions by Source i.e. Allocated/Identified/Windfall sites (*Table 2*)
- b. Completions on Previously Developed Land and Greenfield Sites (*Table 3*)
- d. Completions by Site Size (*Table 4*)
- e. Completions by Dwelling Type and Size (*Tables 5 & 6*)
- f. Completions by Tenure i.e. Market & Affordable Housing (*Table 7*)
- g. Completions by Density (*Table 8*)
- h. Other Sources of Additional Dwellings & Revised Annual Net Completions (*Table 9*)
- i. Summary of Housing Delivery against Local Plan requirement (*Table 10*)

### HOUSING COMMITMENTS

- a. New Dwellings Permitted in 2013-14 (*Table 11*)
- b. Extant Planning Permissions (*Table 12*)
- c. Extant Planning Permissions by Dwelling Type (*Table 13*)
- d. Extant Planning Permissions for Affordable Housing (*Table 14*)
- d. Land committed for Residential Development (*Table 15*)
- e. Applications approved subject to a Signed S106 Agreement (*Table 16*)

---

## 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 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) (March 2012)<sup>1</sup> 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.

### Regional Planning Policy

2.3 Since the North West Regional Spatial Strategy (NWRSS) was adopted in 2008, the HMR has monitored the delivery of new housing against the Borough's RSS housing target of 8,000 dwellings for the period 2003-2021. This equates to 444 dwellings per annum.

2.4 Although the NWRSS was revoked in May 2013, this year's HMR continues to compare completions against the RSS housing target for continuity. However, it

also compares completions from 2012/13 against a new proposed housing target set out in the Blackpool Core Strategy Proposed Submission (June 2014).

### Local Planning Policy

2.5 The current Blackpool Local Plan 2001-2016 (2006) identified a housing land supply to meet the Borough's housing target of 215 dwellings per annum from the Joint Lancashire Structure Plan (JLSP). However, the JLSP was abolished in 2008 with the emergence of RSS; and Blackpool's housing target doubled from 215 to 444 dwellings per annum. The effect of this is that Blackpool has gone from substantially over-providing against its earlier Local Plan housing target to having a significant shortfall in delivery against the RSS requirement.

2.6 The Blackpool Core Strategy Proposed Submission sets out a new housing target of 280 dwellings per annum, which equates to 4,200 additional dwellings between 2012 and 2027. A phased approach means that during the first five years of the plan period (2012-2017) the housing target is 250 dwellings per annum. Evidence to support this figure, as well as phasing the requirement, is set out in the Housing Technical Paper (June 2014). This also summarises the housing trajectory and five year land supply taken from the 2013 SHLAA Update.

2.7 It is anticipated that the Core Strategy will be submitted to the Planning Inspectorate in December 2014, with the examination and subsequent adoption expected in 2015.

2.8 Once the Core Strategy is adopted, a Site Allocations and Development Management document will be prepared to identify how this housing requirement will be met through allocating appropriate land for development.

---

<sup>1</sup> Replaces *Planning Policy Statement 3 (PPS3): Housing*, which is now withdrawn

### 3. HOUSING COMPLETIONS

#### a. Number of Completions 2003/04 – 2013/14

3.1 For the monitoring period 1<sup>st</sup> April 2013 – 31<sup>st</sup> March 2014 a gross total of **145** dwellings were completed. 200 dwellings were lost through demolitions (176) and conversions (24); therefore the net total of new dwellings was **-55**.

3.2 When collated with historic data, **3,204** dwellings (gross) have been completed between 1<sup>st</sup> April 2003 and 31<sup>st</sup> March 2014 from new build (1,842) and permitted conversions (1,362). This gross figure does not take into account dwellings which have been lost through demolition or conversion.

3.3 **2,372** dwellings (net) have been completed between 1<sup>st</sup> April 2003 and 31<sup>st</sup> March 2014 from new build (1,399) and permitted conversions (973), representing an average of 216 dwellings per year. The net completion figure in 2013/14 of -55 was therefore considerably lower than an average year.

3.4 In terms of new build development, for the monitoring period 2013/14, there were **22** gross completions equating to **-154** net. The net figure excludes one-for-one replacement dwellings and demolitions. A schedule of new build completions for 2013/14 can be found in Appendix B. Since 2003, a gross total of **1,842** new build dwellings have been completed, with a net total of **1,399**.

3.5 In terms of permitted conversions, during 2013/14 there were **123** gross completions equating to **99** net. The net figure excludes existing dwellings lost through conversions<sup>2</sup>. A schedule of completions through permitted conversions

for 2013/14 can be found in Appendix C. Since 2003, a gross total of **1,362** permitted conversions have been completed, while the net total was **973**. There has been some variation in the annual rate of conversions since 2003, although the net completion figure in 2013/14 of 99 is broadly in line with the average figure of 88 recorded over this eleven year period.

**Table 1: Annual gross & net completions 1<sup>st</sup> April 2003 - 31<sup>st</sup> March 2014**

Year	New Build			Conversions (Permitted)			Total	
	Gross	Losses	Net	Gross	Losses	Net	Gross	Net
2003/04	175	63	112	163	41	122	<b>338</b>	<b>234</b>
2004/05	315	45	270	96	53	43	<b>411</b>	<b>313</b>
2005/06	314	24	290	138	29	109	<b>452</b>	<b>399</b>
2006/07	311	52	259	136	57	79	<b>447</b>	<b>338</b>
2007/08	186	5	181	102	21	81	<b>288</b>	<b>262</b>
2008/09	85	4	81	137	28	109	<b>222</b>	<b>190</b>
2009/10	59	2	57	93	27	66	<b>152</b>	<b>123</b>
2010/11	240	66	174	55	7	48	<b>295</b>	<b>222</b>
2011/12	79	3	76	188	46	142	<b>267</b>	<b>218</b>
2012/13	56	3	53	131	56	75	<b>187</b>	<b>128</b>
2013/14	22	176 <sup>3</sup>	-154	123	24	99	<b>145</b>	<b>-55</b>
<b>Total</b>	<b>1842</b>	<b>443</b>	<b>1399</b>	<b>1362</b>	<b>389</b>	<b>973</b>	<b>3204</b>	<b>2372</b>

<sup>3</sup> The 'losses' figure recorded here for 2013/14 relates to the demolition of 176 flats at Queens Park (Phase 1) in order to make way for 92 new dwellings (due for completion in 2014/15) to improve Blackpool's local authority housing stock.

<sup>2</sup> For example self contained owner accommodation or two dwellings converted into one.

## b. Completions by Source

3.6 Housing may come forward on land allocated in the Local Plan; on sites identified through the SHLAA process; or on windfall sites that have not been identified as available through the local plan process (including conversions). These are defined in Appendix A.

3.7 The current Blackpool Local Plan 2001-16 allocates 5.2 hectares of land for residential development (potential capacity of 286 dwellings). This small figure reflects Blackpool's tightly drawn boundary and shortage of development land. 5 hectares have been developed, leaving 0.2 hectares remaining. With no proposed strategic housing land allocations in the Core Strategy, additional allocated sites will come forward through the Site Allocations and Development Management document.

3.8 Sites have been identified through the SHLAA process since the 2008/09 monitoring year when the SHLAA was first published. Due to Blackpool's geographical constraints set out above and intensely developed urban area, the SHLAA includes small sites within the urban area with no minimum site threshold.

3.9 In 2013/14, 11 completions (net) were on a site allocated in the Local Plan (Ryscar Way) and 110 were on windfall sites. There were 176 demolitions on a site identified through the SHLAA process. Permitted conversions have been a constant source of windfall supply, accounting for 973 (41%) net completions since 2003. This equates to an average of 88 (rounded) 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.

3.10 Monitoring completions on windfall sites is important to demonstrate that such sites have consistently become available, and to support the justification of including a windfall allowance in the future housing supply. Both the 2013 SHLAA Update (2014) and Housing Technical Paper (2014) contain full details of this justification and determine the contribution that windfall development is likely to make for the remainder of the plan period.

**Table 2: Annual net completions by source**

Year	Allocated	Identified in the SHLAA	Windfall		Total
			New Build	Conversion (permitted)	
2003/04	20	N/A	92	122	<b>234</b>
2004/05	52	N/A	218	43	<b>313</b>
2005/06	143	N/A	147	109	<b>399</b>
2006/07	79	N/A	180	79	<b>338</b>
2007/08	67	N/A	114	81	<b>262</b>
2008/09	31	0	50	109	<b>190</b>
2009/10	3	0	54	66	<b>123</b>
2010/11	2	0	172	48	<b>222</b>
2011/12	8	0	68	142	<b>218</b>
2012/13	6	0	47	75	<b>128</b>
2013/14	11	-176	11	99	<b>-55</b>
<b>Total</b>	<b>422</b>	<b>-176</b>	<b>1,153</b>	<b>973</b>	<b>2,372</b>

### c. Completions on Previously Developed Land and Greenfield Sites

3.11 The NPPF encourages the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value. In June 2010 the Government removed private residential gardens from the definition of previously development land (PDL), and this has been reflected in the monitoring figures.

3.12 In 2013/14, 90% of net housing completions were on PDL, largely due to the amount of conversions that occurred. In terms of net new build completions, 45% were on PDL, which is lower than an average of 87% since 2003.

**Table 3: Annual net housing completions on PDL & Greenfield sites (GF)**

Year	New Build		Conversions (Permitted)	Total	
	GF	PDL	PDL	GF	PDL
2003/04	21	91 (81%)	122	21	213 (91%)
2004/05	17	253 (94%)	43	17	296 (95%)
2005/06	48	242 (83%)	109	48	351 (88%)
2006/07	31	228 (88%)	79	31	307 (91%)
2007/08	19	162 (90%)	81	19	243 (93%)
2008/09	31	50 (62%)	109	31	159 (84%)
2009/10	3	54 (95%)	66	3	120 (98%)
2010/11	10	164 (94%)	48	10	212 (95%)
2011/12	8	68 (89%)	142	8	210 (95%)
2012/13	12	41 (77%)	75	12	116 (91%)
2013/14 <sup>4</sup>	12	10 (45%)	99	12	109 (90%)
<b>Total</b>	<b>212</b>	<b>1,363 (87%)</b>	<b>973</b>	<b>212</b>	<b>2,336 (91%)</b>

<sup>4</sup> Net figures recorded for New Build PDL (10) and Total PDL (109) exclude the 176 demolitions at Queens Park.

### d. Completions by Site Size

3.13 The majority of new build completions since 2003 have been on small sites below 0.4 hectares (56%), which is a reflection that Blackpool Borough is intensely urban and compact, largely built up to its boundaries. During 2013/14, there were 11 (net) new build completions on sites below 0.4 hectares, 0 on sites between 0.4 to 1 hectare, and 11 on sites over 1 hectare in size.

**Table 4: Annual new build net completions by site size**

Year	Sites Below 0.4ha		Sites 0.4ha to 1ha		Sites Over 1ha	
	PDL	GF	PDL	GF	PDL	GF
2003/04	86	1	-28	4	33	16
2004/05	154	4	75	0	24	13
2005/06	115	5	32	0	95	43
2006/07	78	6	117	0	33	25
2007/08	94	9	36	0	32	10
2008/09	34	0	16	0	0	31
2009/10	53	0	0	1	1	2
2010/11	182	2	-18	0	0	8
2011/12	36	0	32	0	0	8
2012/13	14	6	27	0	0	6
2013/14 <sup>5</sup>	10	1	0	0	0	11
<b>Total</b>	<b>856</b>	<b>34</b>	<b>289</b>	<b>5</b>	<b>218</b>	<b>173</b>
<b>Combined Total</b>	<b>890 (56%)</b>		<b>294 (19%)</b>		<b>391 (25%)</b>	

<sup>5</sup> Net figures recorded for PDL sites over 1ha exclude the 176 demolitions at Queens Park.

## e. Completions by Dwelling Type and Size

### Dwelling Type

3.14 In 2013/14 the majority of gross new build completions were detached properties (8). The gross number of flat completions (5) was the lowest recorded since 2003. Since 2003 the largest percentage of gross new build completions has been flats, accounting for 50% of all new build completions, compared to detached (13%), semi-detached (16%) and terraced (21%) properties.

**Table 5: Gross annual new build completions by dwelling type**

Year	Detached	Semi Detached	Terraced	Flats	Total
2003/04	46	6	26	97	<b>175</b>
2004/05	53	76	70	116	<b>315</b>
2005/06	48	36	43	187	<b>314</b>
2006/07	31	30	96	154	<b>311</b>
2007/08	18	36	15	117	<b>186</b>
2008/09	2	8	44	31	<b>85</b>
2009/10	9	6	12	32	<b>59</b>
2010/11	10	44	38	148	<b>240</b>
2011/12	9	33	24	13	<b>79</b>
2012/13	10	23	15	8	<b>56</b>
2013/14	8	4	5	5	<b>22</b>
<b>Total</b>	<b>244</b>	<b>302</b>	<b>388</b>	<b>908</b>	<b>1,842</b>
<b>% Total</b>	<b>13%</b>	<b>16%</b>	<b>21%</b>	<b>50%</b>	<b>100%</b>

### Dwelling Size

3.15 Information on completions by dwelling size (no. of bedrooms) is available from 1<sup>st</sup> April 2006. Since then, the majority of new build completions have been 2 and 3 bed properties (52% & 35% respectively), while the majority of conversions have been 1 and 2 bed properties (30% & 45% respectively).

**Table 6: Gross annual completions by dwelling size**

	Year	1 bed	2 bed	3 bed	4 bed	Total
New Build	2006/07	26	172	96	17	<b>311</b>
	2007/08	17	86	77	6	<b>186</b>
	2008/09	0	40	44	1	<b>85</b>
	2009/10	0	46	6	7	<b>59</b>
	2010/11	12	146	53	29	<b>240</b>
	2011/12	0	21	48	10	<b>79</b>
	2012/13	1	19	28	8	<b>56</b>
	2013/14	0	7	10	5	<b>22</b>
	<b>Total</b>	<b>56 (5%)</b>	<b>537 (52%)</b>	<b>362 (35%)</b>	<b>83 (8%)</b>	<b>1,038</b>
	Conversion	2006/07	71	32	24	9
2007/08		48	26	8	20	<b>102</b>
2008/09		54	58	14	11	<b>137</b>
2009/10		26	57	5	5	<b>93</b>
2010/11		10	39	6	0	<b>55</b>
2011/12		42	86	20	40	<b>188</b>
2012/13		21	63	25	22	<b>131</b>
2013/14		19	69	17	18	<b>123</b>
<b>Total</b>		<b>291 (30%)</b>	<b>430 (45%)</b>	<b>119 (12%)</b>	<b>125 (13%)</b>	<b>965</b>



## f. Completions by Tenure i.e. Market & Affordable Housing

3.16 In 2013/14 there were 22 new build (gross) market housing completions, however there were no new build affordable housing completions. Market and affordable housing are defined in Appendix A.

3.17 Information on the tenure of conversions is available from 2010. In 2013/14 123 (gross) conversions provided market housing and 0 provided affordable housing.

**Table 7: Gross annual completions by tenure<sup>6</sup>**

	Year	Market (Private Sector)	Affordable		Total
			RSL	Local Authority	
New Build	2003/04	149	26	0	175
	2004/05	206	109	0	315
	2005/06	270	44	0	314
	2006/07	217	94	0	311
	2007/08	142	44	0	186
	2008/09	85	0	0	85
	2009/10	59	0	0	59
	2010/11	26	198	16	240
	2011/12	40	17	22	79
	2012/13	42	14	0	56
	2013/14	22	0	0	22
		<b>Total</b>	<b>1,258</b>	<b>546</b>	<b>38</b>
Conversion	2010/11	54	0	1	55
	2011/12	175	12	1	188
	2012/13	104	20	7	131
	2013/14	123	0	0	123
		<b>Total</b>	<b>456</b>	<b>32</b>	<b>9</b>

<sup>6</sup> The figures relate to permitted new housing stock, and do not include changes in tenure of existing stock.

## g. Completions by Density

3.18 The NPPF requires local planning authorities to set out their own approach to housing density to reflect local circumstances. The current Blackpool Local Plan requires a net density of 30-50 dwellings per hectare, or greater than 50 dwellings per hectare on sites along public transport corridors or close to the town centre, district or local centres.

3.19 In 2013/14, 4% of schemes achieved densities below 30 dwellings per hectare, 55% achieved 30-50 dwellings per hectare and 41% of schemes were built at densities above 50 dwellings per hectare.

**Table 8: Gross new build completions by density in 2013/2014**

Density	Dwellings
Below 30 dwellings per hectare (net site area)	1 (4%)
30-50 dwellings per hectare (net site area)	12 (55%)
Above 50 dwellings per hectare (net site area)	9 (41%)
<b>Total</b>	<b>22 (100%)</b>

---

## h. Other Sources of Additional Dwellings

3.20 So far, figures have been presented on completed dwellings with planning permission. However, it is important that the HMR also considers additional completions that have occurred from other sources.

3.21 In Blackpool there is a unique situation in that the decline in overnight visitors to the resort has resulted in a significant number of guest houses being forced out of business, changing from holiday accommodation to residential use without planning permission. The number of dwellings that have been created in this manner has been considerable over the years. It is therefore appropriate to include a best estimate of these properties in a revised annual net completions figure, to provide a more comprehensive overview of the new housing stock.

3.22 The local authority is able to monitor the number of new dwellings that have been created without planning permission from the following main sources (deemed to be 'other lawful conversions'):

- **Certificate of Lawful Use (CLDE)** - since 1<sup>st</sup> April 2003, 919 new dwellings have been granted a certificate of lawful use. However, the date in which the vast majority of these properties were converted was pre 2003, before the current plan period<sup>7</sup>. Only those dwellings granted a CLDE that were converted post 2003 i.e. during the current plan period are therefore included as additional supply. As at the 31<sup>st</sup> March 2014, this figure is **121** dwellings (see Table 9 or Appendix D for a detailed schedule).
- **Lawful Development Certificate for a Proposed Use (CLUP) / Prior Approval for Change of Use (CPA)** - included in this year's monitoring report for the

first time, in part as a timely response to the new permitted development rights introduced for change of use proposals. Figures for new dwellings created after being **granted** a lawful development certificate for a proposed residential use are published from 1<sup>st</sup> April 2007 onwards; while figures for new dwellings created after being **granted** a prior approval for change of use from commercial to residential are published from 1<sup>st</sup> April 2013 onwards. Collectively, these amount to **90** dwellings at the 31<sup>st</sup> March 2014 (see Table 9 or Appendix D for a detailed schedule).

- **Local Authority Conversions (LAC)** - also included in this year's monitoring report for the first time. Figures are published from 1<sup>st</sup> April 2012 onwards which aligns with the start of the Core Strategy plan period. This mostly relates to the conversion of local authority owned 1/2 bedroom flats into larger single dwellings, and whilst resulting in a net loss of dwellings, the programme is important to improve Blackpool's housing offer. This figure amounts to a **net loss of 79** dwellings as at the 31<sup>st</sup> March 2014.
- **Council Tax Records (CTR)** show a large number of additional dwellings have been created since 2003 without the benefit of planning permission, a CLDE, a CLUP or a CPA. Where appropriate, action is being taken against conversions that are unlawful. However, many dwellings have resulted from the conversion of holiday flats (where the historical permission for holiday flats allows them to be used as permanent residential flats within the same use class), or evidence suggests they have been in existence for at least four years and whilst the use has not been regularised with a CLDE or a CLUP, they are effectively deemed to be in lawful use and exempt from further action. In the absence of any planning history, a reasonable assumption has been made that the conversion was completed in the year

---

<sup>7</sup> This is because their lawful use relates to them already being established as a permanent residential use for four years or more.

it first appeared on CTR as a residential use. As at the 31<sup>st</sup> March 2014, this figure is **404** dwellings (see Table 9).

3.23 Table 9 shows that in 2013/14, 53 ‘other lawful conversions’ were created without planning permission (9 were subject to a CLDE, 13 a CLUP/CPA and 14 appeared on CTR<sup>8</sup>) although this is offset against a net loss of 51 dwellings through the Local Authority conversion (LAC) programme<sup>9</sup>. Since 1<sup>st</sup> April 2003, an additional **536** dwellings have been created from ‘other lawful conversions’ (or 615 dwellings excluding the net loss of 79 dwellings from the LAC programme).

3.24 The figures recorded from CTR are fluid and may be different from those published in previous reporting years. This is because there may be a change in circumstance for some properties e.g. the closure of an ongoing enforcement investigation (the property would then be added to the year it appeared on CTR) or the submission of a planning application or CLDE (the dwelling would then be removed to avoid double counting).

3.25 In the future, ongoing monitoring, enforcement and inspection of properties, the introduction of Selective Licensing, and an Article 4 Direction controlling the change of use from a house to a house in multiple occupation (HMO) are all expected to help reduce the number of unlawful conversions.

**Table 9: Revised annual net completions 1<sup>st</sup> April 2003 - 31<sup>st</sup> March 2014 including other sources of additional dwellings**

Year	New Build	Permitted Conversions	Other Lawful Conversions				Total Dwellings
			CLDE	CLUP /CPA	LAC	CTR	
2003/04	112	122	-	-	-	14	<b>248</b>
2004/05	270	43	-	-	-	0	<b>313</b>
2005/06	290	109	-	-	-	15	<b>414</b>
2006/07	259	79	-	-	-	23	<b>361</b>
2007/08	181	81	1	6	-	38	<b>307</b>
2008/09	81	109	0	14	-	162	<b>366</b>
2009/10	57	66	42	1	-	44	<b>210</b>
2010/11	174	48	28	25	-	31	<b>306</b>
2011/12	76	142	24	0	-	45	<b>287</b>
2012/13	53	75	17	14	-28	18	<b>149</b>
2013/14	-154	99	9	30	-51	14	<b>-53</b>
<b>Total</b>	<b>1,399</b>	<b>973</b>	<b>121</b>	<b>90</b>	<b>-79</b>	<b>404</b>	<b>2,908</b>

<sup>8</sup> These 14 properties are deemed to be in lawful use and exempt from further action. There are other properties which appeared on CTR being investigated by enforcement and are therefore not included.

<sup>9</sup> Figures published since 1<sup>st</sup> April 2012.

### i. Summary of Housing Delivery against Local Plan Requirement

3.26 When comparing the number of completions from all sources (including other lawful conversions) against the former RSS housing target of 444 dwellings per annum, there is a considerable shortfall in delivery (explained in paragraph 2.5 of this report). Against the proposed Core Strategy target of 250 dwellings per annum, there is also a shortfall (accounted for in the 2013 SHLAA Update).

3.27 Where past completion figures vary from previous HMRs, this is largely due to the fluidity of the figures recorded from Council Tax Records (see paragraph 3.24 above) or the additional information published from 'other sources' due to improved monitoring procedures.

**Table 10: Completions against Local Plan requirement**

Year	Dwelling Completions	RSS Housing Requirement	Under/Over Delivery	Core Strategy Requirement	Under/Over Delivery
2003/04	<b>248</b>	444	-196	-	-
2004/05	<b>313</b>	444	-131	-	-
2005/06	<b>414</b>	444	-30	-	-
2006/07	<b>361</b>	444	-83	-	-
2007/08	<b>307</b>	444	-137	-	-
2008/09	<b>366</b>	444	-78	-	-
2009/10	<b>210</b>	444	-234	-	-
2010/11	<b>306</b>	444	-138	-	-
2011/12	<b>287</b>	444	-157	-	-
2012/13	<b>149<sup>10</sup></b>	444	-295	250	-101
2013/14	<b>-53<sup>11</sup></b>	444	-497	250	-303
<b>Total</b>	<b>2,908</b>	<b>4,884</b>	<b>-1,976</b>	<b>500</b>	<b>-404</b>

<sup>10</sup> 128 permitted completions + 49 additional homes from 'other lawful conversions' – 28 homes lost through the Local Authority conversion programme.

<sup>11</sup> -27 completions were estimated in the housing trajectory for 2013/14 (set out in the 2013 SHLAA Update)

## 4. HOUSING COMMITMENTS

### a. New Dwellings Permitted in 2013-14

4.1 Monitoring planning permissions allows us to identify the potential amount of house building activity for future years. **1327** dwellings (gross) were granted planning permission in 2013/14, comprising 1187 new build dwellings and 140 conversions. The net total was **801** dwellings, comprising 692 new build and 109 conversions. 598 dwellings were permitted on Greenfield land.

4.2 Where the number of dwellings approved at outline stage is unknown, this figure is estimated from the site's capacity. 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 11: Gross & net dwellings permitted 1<sup>st</sup> April 2013 - 31<sup>st</sup> March 2014**

Type of Land	Gross			Net		
	New Build	Conversion	All dwellings	New Build	Conversion	All dwellings
PDL	589	140	<b>729</b>	94	109	<b>203</b>
Greenfield	598	N/A	<b>598</b>	598	N/A	<b>598</b>
<b>Total</b>	<b>1187</b>	<b>140</b>	<b>1327</b>	<b>692</b>	<b>109</b>	<b>801</b>

### b. Extant Planning Permissions

4.3 At the 31<sup>st</sup> March 2014, there was a net stock of **1,672** dwellings with extant planning permission (full or outline<sup>12</sup>) that have not been completed but are committed for development. This comprises 1,463 new build dwellings and 209 conversions. 83% have full planning permission (on sites which have not started or are under construction), which can be implemented without the need for further approval. A detailed schedule is provided in Appendices E and F. Those sites with extant planning permission will be included in the Council's five year housing supply, with an appropriate phased supply figure.

**Table 12: Net extant planning permissions at 31<sup>st</sup> March 2014**

Type of Planning Permission / Site Status	No. of New Build Dwellings	No. of Conversions	All Dwellings
Full Planning Permission	1173	209	1382
(Site Under Construction)	(136)	-	(136)
(Not Started on Site)	(1037)	-	(1037)
Outline Planning Permission	290	N/A	290
<b>Total All Permissions</b>	<b>1,463</b>	<b>209</b>	<b>1,672</b>

<sup>12</sup> 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

4.4 At the 31<sup>st</sup> March 2014, a large proportion of gross new build dwellings with extant planning permissions are terraced (36%) compared to flats (27%), semi detached (19%) and detached (13%) dwellings. Where the mix of dwelling types is unknown at the outline stage, this is stated. This 'unknown' figure relates to a proposed development at Runnell Farm<sup>13</sup>.

**Table 13: Gross new build extant planning permissions by dwelling type at 31<sup>st</sup> March 2014**

Type of PP / Site Status	Detached	Semi-Detached	Terraced	Flats	Unknown	Total
Full Planning Permission	152	230	468	325	-	<b>1175</b>
(Site Under Construction)	(13)	(30)	(51)	(43)	-	<b>(137)</b>
(Not Started on Site)	(139)	(200)	(417)	(282)	-	<b>(1038)</b>
Outline Planning Permission	74	105	183	168	83	<b>613</b>
<b>Total All Permissions</b>	<b>226</b>	<b>335</b>	<b>651</b>	<b>493</b>	<b>83</b>	<b>1,788</b>
<b>% Total</b>	<b>13%</b>	<b>19%</b>	<b>36%</b>	<b>27%</b>	<b>5%</b>	<b>100%</b>

<sup>13</sup> Whilst indicative dwelling types are stated in the outline application, this detail will not be confirmed until the reserved matters stage.

### d. Extant Planning Permissions for Affordable Housing

4.5 During 2013/14, **272** (gross) affordable housing units were permitted; 162 units approved in full and 110 units approved in outline. 88 of the 110 units approved in outline are new build units being delivered as part of a larger development comprising 410 units at Rigby Road.

4.6 At the 31<sup>st</sup> March 2014, the total number of affordable housing units with extant planning permission was **281** (gross), the majority of which comprise new build units (280). This equates to 19% of all gross extant planning permissions committed for development.

**Table 14: Gross extant planning permissions for affordable housing**

	Site Status	Private Sector Commitment	Affordable Housing Commitment
<b>New Build</b>	Full Planning Permission	1005	170
	Outline Planning Permission	503	110
	<b>Total</b>	<b>1,508</b>	<b>280</b>
<b>Conversion</b>	Full Planning Permission	271	1
	Outline Planning Permission	N/A	N/A
	<b>Total</b>	<b>271</b>	<b>1</b>

### e. Land Committed for New Build Residential Development

4.7 At the 31<sup>st</sup> March 2014, the combined site area of extant planning permissions for new build residential development amounted to 55.66 hectares. In addition, there are two remaining allocated sites in the current Blackpool Local Plan without extant planning permission. These sites are located on Lytham Road (site ref H2) and to the rear of Westfield Avenue (site ref H3). Site H2 comprises 0.2 hectares of PDL with a potential net capacity of 20 dwellings, assuming a density of 100 dwellings per hectare. Site H3 comprises 0.15 hectares of PDL with a potential net capacity of 7 dwellings, assuming a density of 50 dwellings per hectare<sup>14</sup>. Site H3 had outline planning permission in 2005, which has expired.

**Table 15: Land committed for new build residential development at 31<sup>st</sup> March 2014**

Site Status	Hectares	Net No. Dwellings
Land with Planning Permission	55.66	1,463
(Full Planning Permission)	(35.11)	(1,173)
(Outline Planning Permission)	(20.55)	(290)
Land Allocated for Housing	0.35	27
<b>Total</b>	<b>56.01</b>	<b>1,490</b>

<sup>14</sup> Both the 100 and 50 dwellings per hectare density calculations are consistent with the 2008 SHLAA methodology.

### f. Applications Approved Subject to a Signed Section 106 Agreement

4.8 At the 31<sup>st</sup> March 2014, there were **174** dwellings (net) approved subject to a signed Section 106 agreement (all new build developments). This includes applications to renew full or outline planning permissions where the original permission has expired (to avoid double counting the original permission was not included as a commitment in the list of extant planning permissions).

**Table 16: Net extant planning applications approved subject to a signed s106 agreement at 31<sup>st</sup> March 2014**

Site Status	No. New Build Dwellings	No. Conversions	Total
Full Planning Permission	14	0	14
Outline Planning Permission	160	N/A	160
<b>Total All Permissions</b>	<b>174</b>	<b>0</b>	<b>174</b>

---

## Appendix A: Glossary of Terms

**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. The HMR includes sites allocated for housing development in the current Blackpool Local Plan (adopted in 2006) as well as in the previous local plan which was relevant in the early plan period (i.e. 2003-2006) before being superseded.

**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.

**Greenfield** - An area of land that has never been developed or built on.

**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 existing Local Plans or SHLAAs. They normally comprise previously-developed sites that have unexpectedly become available, and include residential conversions.



## Appendix B: Schedule of new build completions and demolitions 2013/14

Planning App No.	Address	Land Type	Origin	Gross Dwellings Built	Demolitions	Net Dwellings Built
12/0833	Land adjacent to 32 Grasmere Road	PDL	Windfall	1	0	1
10/1096	34 Osborne Road	PDL	Windfall	5	0	5
12/0204	Land at Ryscar Way	GF	Local Plan Allocation	11	0	11
11/0611	66-70 Newton Drive	PDL	Windfall	4	0	4
13/0041	Rear 130 Anchorsholme Lane East	GF	Windfall	1	0	1
13/0288	Land Either side of Healey Street, Between Talbot Road and Stirling Road (Queens Park Phase 1)	PDL	SHLAA	0	176	-176
<b>Total</b>				<b>22</b>	<b>176</b>	<b>-154</b>

## Appendix C: Schedule of completions through permitted conversions & change of use 2013/14

ADDRESS	DWELLINGS		USE		ADDRESS	DWELLINGS		USE	
	Gross	Net	Previous	New		Gross	Net	Previous	New
1a Simpson Street	2	1	Holiday Flats/ Owners Accom	Two Flats	15 Pleasant Street	3	3	Holiday Accom	Three Flats
54 Springfield Road	1	1	Holiday Accom	Single Dwelling	30 High Street	1	0	Holiday Accom/ owners flat	Single Dwelling
44 Reads Avenue	7	7	Hotel	Seven Flats	102 High Street	2	2	Holiday Accom	Two Dwellings
145 High Street	3	1	Two Flats	Three Dwellings	45 High Street	1	1	Holiday Accom	Single Dwelling
4-6 Simpson Street	2	1	Bedsits	Two Flats	230 Hornby Road	3	3	Holiday Accom	Three Flats
380-382 Talbot Road	4	4	Offices	Four Flats	182-184 Lytham Road	1	1	Guest House	Single Dwelling
5-7 Bolton Street	2	1	Retail and Flat	Two Dwellings	16 Crystal Road	1	0	Hotel/Owners Accom	Single Dwelling
39 Lonsdale Road	3	3	Holiday Accom	Three Flats	3 Grosvenor Street	2	1	Holiday Accom/ Owners Flat	Two Maisonettes
3 Lonsdale Road	3	2	Hotel/Owners Accom	Three Flats	95-99 Holmfield Road	3	3	Doctors Surgery	Three Dwellings
2a Lonsdale Road	4	3	Hotel/Owners Accom	Four	141 High Street	1	0	Shop and Flat	Single Dwelling
4 Lonsdale Road	2	2	Holiday Accom	Two Flats	70 Lord Street	2	2	Holiday Accom	One Flat and One Maisonette
18 Lonsdale Road	3	2	Hotel/Owners Accom	Two Maisonettes and One Flat	25 Moore Street	1	0	Holiday Accom/ Owners Flat	Single Dwelling
35 Lonsdale Road	1	0	Guest House/ Owners Accom	Single Dwelling	6-10 Regent Road	9	9	Holiday Accom	Nine Flats
86 Palatine Road	1	1	Holiday Accom	Student Accom	37-39 Talbot Road	2	2	Restaurant/Offices	Restaurant and Two Flats
48 Station Road	1	0	Holiday Flats/ Owners Accom	Single Dwelling	22 Wellington Road	4	4	Holiday Accom	Four Flats
42 Dickson Road	5	5	Guest House	Five Flats	55 Bryan Road	3	3	Vacant Rest Home	Three Flats
21 Lord Street	1	1	Holiday Accom	Single Flat	44 Carshalton Road	3	3	Holiday Accom	Three Dwellings
340 Queens	4	4	Holiday Accom	Four Flats	9 Woodfield Road	4	3	HMO	Four Flats

ADDRESS	DWELLINGS		USE	
	Gross	Net	Previous	New
465-467 Devonshire Road	2	2	Doctors Surgery	Two Flats
83-87 Palatine Road	3	2	Hotel/Owners Accom	3 x Student Accom
27 Queen Street	3	3	Public House	Three Flats
29 Queen Street	4	4	Office	Four Flats
74-76 Warley Road	2	2	Retirement Home	Two Dwellings
Land to the Rear 1a	1	1	Storage Building	Single Dwelling
13 Shaftesbury	1	1	Hotel	Single Dwelling
1 Exchange Street	1	1	Guest House	Single Dwelling
169 Cavendish Road	1	1	Doctors Surgery	Single Dwelling
73/73a Condor Grove	1	-1	Two Flats	Single Dwelling
67 Bond Street	1	1	Holiday Accom	Single Maisonette
26 Bolton Street	1	0	Garage and Flat Over	Single Dwelling
62 Coronation Street	3	3	Holiday Accom	One Maisonette and Two Flats
173 Warbreck Drive	1	-1	Two Flats	Single Dwelling
340 Queens Promenade	1	0	Owners Accom	Single Flat
110 Reads Avenue	2	1	Single Dwelling	Two Flats
	<b>123</b>	<b>99</b>		

### Previous Use Summary

Previous Use	Gross	Net	%
Holiday Accommodation	80	69	<b>70%</b>
Existing Dwellings/Flats	8	0	<b>0%</b>
Retail	3	1	<b>1%</b>
Office	10	10	<b>10%</b>
Industrial	1	1	<b>1%</b>
HMO	6	4	<b>4%</b>
Other	15	14	<b>14%</b>

**Appendix D: Certificate of Lawful Use (CLDE)/ Lawful Development Certificate for Proposed Use (CLUP) / Prior Approval for Change of Use (CPA) granted for schemes implemented post 2003**

REF NO.	ADDRESS	DWELLINGS	USE	IMPLEMENTED
<b>2007-08</b>				
CLDE174	32 Shaw Road	1	Dwelling	2003
<b>2009-10</b>				
CLDE221	186 Promenade	23	Flats	2005
CLDE222	73 Withnell Road	6	Flats	2004
CLDE223	50-52 Lord Street	8	Flats	2003
CLDE229	16 Regent Road	5	Flats	2003
<b>2010-11</b>				
CLDE231	14 Egerton Road	2	Flats	2003
CLDE232	57 Withnell Road	7	Flats	2003
CLDE235	Rear 11 Rawcliffe St	1	Dwelling	2004
CLDE237	53 King Street	1	Flat	2004
CLDE244	332-334 Queens	10	Flats	2004
CLDE245	8 Hull Road	7	Flats	2005
<b>2011-12</b>				
CLDE247	24 Carshalton Road	5	Flats	2005
CLDE253	16 Kind Edward Ave	7	Flats	2005
CLDE254	29 Park Road	1	Dwelling	2004
CLDE255	28 Livingstone Road	2	Flats	2006
CLDE257	7 Ormand Avenue	2	Flats	2007
CLDE258	306 Talbot Road	3	Flats	2003
CLDE259	78 Osborne Road	3	Flats	2005

REF NO.	ADDRESS	DWELLINGS	USE	IMPLEMENTED
CLDE261	13 Hazel Grove	1	Dwelling	2004
<b>2012-13</b>				
CLDE265	35 Bethesda Road	2	Flats	2005
CLDE266	56 Park Road	5	Flats	2005
CLDE267	360 Lytham Road	8	Flats	2007
CLDE268	35 Bethesda Road	2	Flats	2006
<b>2013-14</b>				
CLDE269	1-3 Bright Street	9	Flats	2003
<b>CLDE</b>		<b>121</b>		

REF NO.	ADDRESS	DWELLINGS	USE
<b>2007-08</b>			
08/0013	34a Osborne Road	6	Flats
<b>2008-09</b>			
08/0182	13 Alexandra Road	10	Flats
08/0981	380 Lytham Road	4	Flats
<b>2009-10</b>			
08/1316	196 Queens	1	Flat
<b>2010-11</b>			
10/0303	107 Albert Road	16	Flats
07/1083	380 Promenade	9	Flats

REF NO.	ADDRESS	DWELLINGS	USE
<b>2012-13</b>			
09/1353	1 Wolverton Avenue	10	Flats
13/0044	24 Livingston Road	4	Flats
<b>2013-14</b>			
12/0056	66 Withnell Road	7	Flats
11/0486	18 Charnley Road	10	Flats
13/0175	94 Adelaide Street	12	Flats
<b>CLUP</b>		<b>89</b>	

REF NO.	ADDRESS	DWELLINGS	USE
13/0800	93 Abingdon Street	1	Flat
<b>CPA</b>		<b>1</b>	

ADDRESS	DWELLINGS		USE	
	Gross	Net	Previous	New
<b>2012-13</b>				
134 Marton Drive	1	-1	Two Flats	Single Dwelling
21 Balmer Grove	1	-1	Two Flats	Single Dwelling
8 Balmer Grove	1	-1	Two Flats	Single Dwelling
16 Jeffrey Square	1	-1	Two Flats	Single Dwelling
139 Watson Road	1	-1	Two Flats	Single Dwelling
21 Loftos Avenue	1	-1	Two Flats	Single Dwelling
77 Loftos Avenue	1	-1	Two Flats	Single Dwelling

ADDRESS	DWELLINGS		USE	
	Gross	Net	Previous	New
75 Loftos Avenue	1	-1	Two Flats	Single Dwelling
8 Jeffrey Square	1	-1	Two Flats	Single Dwelling
22 Jeffrey Square	1	-1	Two Flats	Single Dwelling
21 Jeffrey Square	1	-1	Two Flats	Single Dwelling
20 Jeffrey Square	1	-1	Two Flats	Single Dwelling
11 Jeffrey Square	1	-1	Two Flats	Single Dwelling
5 Jeffrey Square	1	-1	Two Flats	Single Dwelling
24 Jeffrey Square	1	-1	Two Flats	Single Dwelling
3-22 Caton Grove	13	-13	Twenty Six Flats	Thirteen Dwellings
<b>2013-14</b>				
29 Jeffrey Square	1	-1	Two Flats	Single Dwelling
28 Jeffrey Square	1	-1	Two Flats	Single Dwelling
27 Jeffrey Square	1	-1	Two Flats	Single Dwelling
26 Jeffrey Square	1	-1	Two Flats	Single Dwelling
148/148a Marton Drive	1	-1	Two Flats	Single Dwelling
150/150a Marton Drive	1	-1	Two Flats	Single Dwelling
109/109a Watson Road	1	-1	Two Flats	Single Dwelling

---

ADDRESS	DWELLINGS		USE	
	Gross	Net	Previous	New
119/119a Watson Road	1	-1	Two Flats	Single Dwelling
141/141a Watson Road	1	-1	Two Flats	Single Dwelling
145/145a Watson Road	1	-1	Two Flats	Single Dwelling
225/225a Park Road	1	-1	Two Flats	Single Dwelling
227/227a Park Road	1	-1	Two Flats	Single Dwelling
3/3a Thornber Grove	1	-1	Two Flats	Single Dwelling
19/19a Balmer Grove	1	-1	Two Flats	Single Dwelling
143/143a Watson Road	1	-1	Two Flats	Single Dwelling
17/17a Loftos Avenue	1	-1	Two Flats	Single Dwelling
19/19a Loftos Avenue	1	-1	Two Flats	Single Dwelling
146-146a Marton Drive	1	-1	Two Flats	Single Dwelling
1-77 and 172-246 Horsebridge Road	33	-33	Sixty Six Flats	Thirty Three Dwellings
<b>LA Conversions</b>	<b>79</b>	<b>-79</b>		

## Appendix E: Extant New Build Planning Permissions at 31<sup>st</sup> March 2014

App. No	Address	PP Type	Area (ha)	Total Net Capacity	Site Status	Left to be Built (Net)	Expiry Date	Source	Land Type
<b>Pre 2012-13</b>									
97/0474	Land at Bridge House Road*	Full	1.38	23	U/C	9	N/A	Windfall	GF
03/0448	Land at Ryscar Way, Kinncraig Road*	Res.	3.05	120	U/C	23	N/A	LP Allocation	GF
05/0185	41 Bispham Rd/Rear 19-39 Bispham Rd	Full	0.33	18	U/C	16	N/A	Windfall	PDL
05/0705	Land off Coopers Way*	Full	1.97	102	U/C	74	N/A	LP Allocation	PDL
08/1180	West Gate, Robins Lane	Full	0.48	0	U/C	0	N/A	Windfall	PDL
11/0142	29 Boome Street	Outline	0.02	1	-	1	21-Jul-14	Windfall	PDL
08/0362	54 Counce Street	Full	0.04	9	N/S	9	25-Jul-14	Windfall	PDL
11/0427	Empire Garage, Hawes Side Lane	Full	0.06	8	N/S	8	22-Aug-14	Windfall	PDL
11/0556	119-125 Buchanan St/230-234 Talbot Rd	Outline	0.13	22	-	22	12-Sep-14	Windfall	PDL
11/0317	505 Midgeland Road	Full	0.37	0	N/S	0	21-Sep-14	Windfall	PDL
11/0774	Bromley Close (Rear 44-55 Bispham Rd)	Full (R)	0.22	5	N/S	5	19-Oct-14	Windfall	GF
10/0552	Land at 250 Central Drive	Outline	0.05	9	-	9	09-Dec-14	Windfall	PDL
10/0635	Former Norbreck Castle Filling Station	Full	0.15	15	N/S	15	21-Dec-14	Windfall	PDL
10/0884	23 Clifton Dr/8-10 Burlington Rd West	Outline	0.13	15	-	15	05-Mar-15	Windfall	PDL
12/0089	Land at 8 Cottesmore Place	Outline (R)	0.08	1	-	1	20-Mar-15	Windfall	GF
11/0380	Land adjacent 45 Bexley Avenue	Outline (R)	0.01	1	-	1	09-Jun-14	Windfall	GF
<b>2012-13</b>									
12/0187	Land at 14 Strathdale	Full (R)	0.05	1	N/S	1	19-Apr-15	Windfall	GF
10/1212	Bromley Close (Adj. Rathmore Gardens)	Full (R)	0.22	12	N/S	12	08-Jun-15	Windfall	GF
12/0288	Land at 232 Promenade	Full (R)	0.05	26	N/S	26	19-Jul-15	Windfall	PDL
11/0260	Land at Runnell Farm, Chapel Road	Outline	2.84	83	-	83	18-Apr-15	Windfall	GF

App. No	Address	PP Type	Area (ha)	Total Net Capacity	Site Status	Left to be Built (Net)	Expiry Date	Source	Land Type
12/0362	595-601 New South Promenade and 2 Wimbourne Place	Outline	0.29	1	-	1	03-Sep-15	Windfall	PDL
12/0266	Land at 9 Nelson Road	Full	0.02	4	N/S	4	02-Oct-15	Windfall	PDL
12/0658	1a, B and C England Avenue	Outline	0.03	-1	-	-1	13-Nov-15	Windfall	PDL
12/0704	Land at 6a Dover Road	Outline	0.03	4	-	4	13-Nov-15	Windfall	PDL
11/0611	66-70 Newton Drive	Full	0.24	14	U/C	10	N/A	Windfall	PDL
10/1516	Land at Coop Street	Full	0.28	51	N/S	51	28-Feb-16	Windfall	PDL
12/0806	77-79 Harcourt Road	Full	0.01	1	N/S	1	04-Jan-16	Windfall	PDL
13/0037	Land at Taybank Ave, Adj 5 Livet Ave	Outline	0.95	3	-	3	22-Mar-16	Windfall	GF
12/0803	Rigby Road Development (Excluding Phase 1 which had Full PP in 2013/14)	Outline	7.84	192	-	192	11-Mar-16	SHLAA	PDL
<b>2013-14</b>									
12/0826	37 Charles Street	Full	0.03	5	N/S	5	30-Apr-16	SHLAA	PDL
13/0288~	Queens Park Redevelopment Phase 1	Full	1.28	-84	N/S	92	22-Jul-16	SHLAA	PDL
13/0129	Rear of 186 and 188 Lytham Road	Full	0.03	2	N/S	2	19-Aug-16	Windfall	PDL
13/0334	82 and 82a George Street	Outline	0.02	7	-	7	19-Aug-16	SHLAA	PDL
13/0309	Queens Park Redevelopment Phase 2	Outline	4.60	-213	-	-213	1-Aug-16	SHLAA	PDL
13/0128	Corner Moon Avenue and John Street	Full	0.02	3	U/C	3	-	Windfall	PDL
13/0417	83-91 Milbourne Street	Full	0.10	8	N/S	8	29-Aug-16	SHLAA	PDL
13/0447	Rigby Road Development Phase 1	Res.	7.84	218	N/S	218	16-Sep-16	SHLAA	PDL
12/0894	Land at Baguelys Garden Centre	Outline	1.75	36	-	36	13-Nov-16	Windfall	Mixed#
13/0497	429-437 Promenade	Outline	0.12	15	-	15	18-Nov-16	Windfall	PDL
13/0501	9,11 and 11a Station Road	Outline	0.15	10	-	10	01-Nov-16	Windfall	PDL
13/0483	Arncliffe, Sixth Avenue	Full	0.14	1	N/S	1	16-Dec-16	Windfall	GF



App. No	Address	PP Type	Area (ha)	Total Net Capacity	Site Status	Left to be Built (Net)	Expiry Date	Source	Land Type
13/0625	Former Site of St Margaret Clitherow, Lytham Road	Outline	0.14	6	-	<b>6</b>	16-Dec-16	Windfall	PDL
11/0145	Kensington Lodge, Langdale Road	Outline	0.42	39	-	<b>39</b>	21-Jan-17	Windfall	PDL
13/0378	Land at Moss House Road, Marton Moss	Res.	16.70	579	N/S	<b>579</b>	13-Jan-17	LP Allocation	GF
13/0350	Land adj to 73 Stony Hill Avenue	Outline	0.19	8	-	<b>8</b>	16-Sep-16	Windfall	PDL
13/0806	Rear St Stephens Church adj Wolverton Avenue	Full	0.04	1	U/C	<b>1</b>	-	Windfall	PDL
14/0009	Land at Former Hawes Side Clinic	Outline	0.17	8	-	<b>8</b>	14-Feb-17	Windfall	PDL
14/0036	138 Stony Hill Avenue	Outline	0.21	6	-	<b>6</b>	14-Mar-17	Windfall	PDL
12/0254	Former Windmill Public House, Westcliffe Drive	Outline	0.20	5	-	<b>5</b>	15-May-16	Windfall	PDL
11/0421	102-110 Hornby Road	Outline	0.19	32	0	<b>32</b>	14-Mar-17	Windfall	PDL
						<b>1463</b>			

\*Denotes those sites which have had subsequent applications to amend house types/layout resulting in a change to the net figure; most recent net figure is recorded

~ On this site the Total Net Capacity permitted was -84, although 176 demolitions were recorded in 2013/14, leaving 92 (Net) left to be built

# Mixed site - around 50% dwellings (18) permitted on PDL and 50% (18) on GF (reflected in Table 11)

Key: (R) = Renewal of planning permission

U/C = site under construction

N/S = not started on site

## Appendix F: Extant planning permissions for conversions/change of use at 31<sup>st</sup> March 2014

App No	Address	Net Gain	Previous Use	Proposed Use
<b>2010-11</b>				
09/1538	29 Whitegate Drive	1	Offices	Single Flat
10/0537	83 Dickson Road	2	Holiday Accom/ Owners Accom	Three Flats
10/0761	50-52 Seafield Road	1	Holiday Accom	Single Dwelling
10/0710	34-36 Lytham Road	2	Holiday Accom	Two Dwellings
10/0866	5 Erdington Road	-1	Two Flats	Single Dwelling
10/0890	103-105 Hornby Road	3	Holiday Accom	Three Flats
10/0974	112-114 Bloomfield Road	11	Hotel and Owners Accom	Twelve Flats
10/1112	106 Warley Road	1	Holiday Accom	Single Dwelling
10/1307	84 Central Drive	3	Shop/Guest House	Three Flats
10/0978	25 Queen Street	3	Offices	Three Flats
10/1265	Rear 39-41 Station Rd	1	Storage	Single Dwelling
10/1398	14 Duchess Drive	1	Single Dwelling	Two Dwellings
10/1421	46b Grasmere Road	1	Retail and Flat	Two Dwellings
10/1457	66 Osborne Road	2	Guest House	Two Maisonettes
10/0750	53 Dean Street	6	Guest House	Six Flats
<b>2011-12</b>				
10/1404	Former Marton Library	5	Library	Two Maisonettes and Three Flats
11/0479	98-100 Bolton Street	1	Public House/Flat	Two Flats
11/0700	1 Lord Street	2	Holiday Accom	Two Flats

App No	Address	Net Gain	Previous Use	Proposed Use
11/0742	36 Palatine Road	0	Bedsits	Bedsits/Flat
11/0861	18 Yorkshire Street	2	Holiday Accom	Two Maisonettes
11/0938	93 Palatine Road	1	Holiday Accom	Student Accom
11/0935	13 Lonsdale Road	1	Holiday Accom	Single Dwelling
11/1089	89 Palatine Road	1	Holiday Accom	Single Dwelling
11/1064	299 Dickson Road	1	Office	One Maisonette
11/0973	12-14 Lonsdale Road	2	Holiday Accom	Two Dwellings
11/1102	22 Dean Street	1	Office	Single Flat
11/1086	1 Leicester Road	1	Single Dwelling	Two Flats
12/0027	15 Preston Old Road	1	Hot Food Takeaway	Single Dwelling
11/0833	79 Palatine Road	1	Holiday Accom	Student Accom
<b>2012-13</b>				
12/0217	429 Central Drive	1	Holiday Accom	Single Dwelling
12/0156	48 Tyldesley Road	1	Hotel/HMO	Two Flats
12/0279	14 Trafalgar Road	0	Holiday Accom/ Owners Accom	Single Dwelling
12/0299	1 Peter Street	1	HMO	Two Dwellings
12/0393	35-37 Springfield	2	Offices	Two Dwellings
12/0284	11 Havelock Street	0	Holiday Accom/ Owners Accom	Holiday Flats / Owners Accom
12/0332	27 and 27a Chapel Rd	1	Shop/Guest House /Owners Accom	Two Flats

App No	Address	Net Gain	Previous Use	Proposed Use
12/0300	3-4 Shannon Street	1	Holiday Accom/ Owners Accom	Two Dwellings
12/0411	467 Lytham Road	1	Doctors Surgery	Single Dwelling
12/0384	30 Counce Street	-1	Two Flats	Single Dwelling
12/0438	1 Highfield Road	1	Bank	Single Flat
12/0565	195-197 Newton Drive	1	Single Dwelling	Two Dwellings
12/0557	9 Scarsdale Avenue	-1	Two Flats	Single Dwelling
12/0562	270-274 Queens Promenade	1	Holiday Accom/ Owners Accom	Two Flats
12/0604	80 Manchester Road	0	Bedsits	Single Flat
12/0621	14 Hampton Road	1	Care Home	Single Dwelling
12/0358	109 Marton Drive	1	Retail	Flat
12/0639	56-58 St Leonards	1	Retail	Flat
12/0554	25 Caxton Avenue and 98 Norcliffe Road	2	Care Home	Two Dwellings
12/0667	65 Bond Street	1	Bedsits	Two Flats
12/0723	9 Pleasant Street	3	Holiday Accom	Three Dwellings
12/0609	74 Reads Avenue	0	Holiday Accom/ Owners Accom	Student Accom
12/0747	330 Queens Promenade	0	Holiday Accom/ Owners Accom	Single Dwelling
12/0797	32-38 Bond Street	2	Retail	Two Flats
12/0820	14 Springfield Road	2	Holiday Accom	Two Flats

App No	Address	Net Gain	Previous Use	Proposed Use
12/0787	142 Bond Street	1	Holiday Accom/ Owners Accom	Two Flats
12/0766	99 Holmfield Road	1	Medical Practice	Single Dwelling
12/0776	2 Yorkshire Street	2	Holiday Accom	Two Dwellings
12/0872	335 Bispham Road	0	Caretakers Accom	Single Dwelling
12/0627	26 Derby Road	1	Offices	Single Flat
12/0798	39 Kipling Drive	12	Care Home	Flats
13/0035	22 Regent Road	0	Holiday Accom/ Owners Accom	Single Dwelling
13/0052	37 Station Road	0	Holiday Accom/ Owners Accom	Single Dwelling
13/0018	45 Springfield Road	3	Offices	Three Flats
12/0822	10 Kirby Road	0	Holiday Accom/ Owners Accom	Single Dwelling
12/0796	25-27 Bolton Street	1	Takeaway/Flat	Two Dwellings
<b>2013-14</b>				
13/0171	52 Shaw Road	1	Hotel	Single Dwelling
13/0296	13 Reads Avenue	0	Guest House and Owners Accom	Student Accommodation
13/0173	33 Alexandra Road	1	Holiday Accom	Holiday Flats and Owners Accom
13/0346	8 Bright Street	1	HMO	Two Flats
12/0896	80-82 Holmfield Road	0	HMO/Three Flats	Four Flats
13/0147	60-62 Talbot Road	2	Retail and Storage	Two Flats

App No	Address	Net Gain	Previous Use	Proposed Use
13/0109	43 Springfield Road	3	Retail	Three Flats
13/0185	3 Clifford Road	2	Guest House	Two Maisonettes
13/0063	68 Lytham Road	1	Cafe	Maisonette
13/0238	3a Palatine Road	0	Hotel and Owners Accom	Student Accommodation
13/0320	66-68 Station Road	5	HMO	Six Flats
13/0371	48 Queen Street	0	Hotel and Owners Accom	Single Dwelling
13/0265	Concorde House	15	Retail	Retail and Flats
13/0368	17 Mere Road	-1	Two Flats	Single Dwelling
13/0395	412-414 Talbot Road	1	Commercial/Flat	Two Dwellings
12/0710	502 Lytham Road	5	Care Home	Five Flats
13/0403	150 Albert Road	-1	Two Flats	Single Dwelling
13/0491	171-173 Dickson Road	1	Retail	Single Dwelling
11/0059	Royal Pavilion, Rigby Road	12	Bar	Twelve Flats
11/0061	Royal Pavilion Rigby Road	3	Bar	Three Flats
13/0502	6-8 Greystoke Place	6	Care Home	Six Flats
13/0551	29 Warbreck Drive	1	Guest House	Single Dwelling
13/0591	25 Cookson Street	0	Retail and Flat	Single Dwelling
13/0508	54-58 Raikes Parade	0	Sheltered Accom	Student Accom
13/0550	2 Beaufort Avenue	0	Owners Accom	Single Flat

App No	Address	Net Gain	Previous Use	Proposed Use
13/0535	326 Queens Promenade	4	Hotel and Owners Accom	Five Flats
13/0671	25-27 High Street	1	Holiday Accom/ Owners Accom	Two Dwellings
13/0691	91-93 Bond Street	0	Retail and Flat	Single Dwelling
13/0695	160 Promenade	1	Holiday Accom/ Flat	Two Flats
13/0737	128 Central Drive	1	HMO	Two Flats
13/0420	66-68 Tyldesley Road	8	Hotel/Owners Accom	Nine Flats
13/0726	108-112 High Street	5	Hotel/Owners Accom	Six Dwellings
13/0739	4 Warley Road	0	Doctors Surgery and Two Flats	1 Dwelling and One Flat
13/0751	13 Alfred Street	1	Dental Surgery	Single Dwelling
13/0102	20 Lytham Road	2	Holiday Accom	One Maisonette and One Flat
13/0434	16 Trafalgar Road	0	Holiday Accom/ Owners Accom	Single Dwelling
13/0467	33 Tyldesley Road	1	Holiday Accom/ Owners Accom	Two Maisonettes
13/0581	34 Empress Drive	1	Hotel and Owners Accom	One Maisonette and One Flat
13/0709	80-82 Lytham Road	1	Retail	One Flat
13/0758	37 General Street	1	Holiday Accom	Single Dwelling
13/0771	135-139 Lytham Road	2	Retail	Two Flats

---

App No	Address	Net Gain	Previous Use	Proposed Use
13/0781	115 Church Street	10	Bar	Ten Flats
13/0802	15 Osborne Road	1	Holiday Accom	Single Dwelling
14/0020	135 Whitegate Drive	1	Church	Single Dwelling
14/0070	4 Forest Gate	1	Doctors Surgery	Single Dwelling
14/0071	18-19 Shannon Street	2	Holiday Accom	Two Dwellings
14/0075	29 Cocker Street	1	Holiday Accom	Single Dwelling
14/0078	43 Tyldesley Road	1	HMO	Two Flats
14/0086	3a St Chads Road	1	Retail	Single Dwelling
14/0099	14 Hawes Side Lane	0	Shop and Flat	Single Dwelling
13/0002	136-140 Promenade	4	Cafe	Four Flats

**209**

**Appendix G: Applications approved subject to a signed S106 agreement at 31<sup>st</sup> March 2014**

<b>App Ref.</b>	<b>Address</b>	<b>PP Type</b>	<b>Area (ha)</b>	<b>Total Net Capacity</b>	<b>Local Plan/ SHLAA Ref</b>	<b>Land Type</b>
11/056	190-194 Promenade	Outline	0.11	15	Windfall	PDL
11/009	Land to the rear of 307-339 Warley Road	Full (R)	0.36	14	Windfall	PDL
09/616	603-613 New South Promenade	Outline	0.49	42	Windfall	PDL
09/617	569-583 New South Promenade	Outline	0.52	52	Windfall	PDL
11/967	8 Norbreck Road (Former Mariners Bar)	Outline	0.10	35	Windfall	PDL
12/079	Abbey Road Clinic	Outline	0.2	6	Windfall	PDL
12/368	352-358 Lytham Road	Outline	0.33	10	Windfall	PDL
			<b>2.11</b>	<b>174</b>		

\* Net figures are recorded for the renewal applications listed, as the original application has expired and is not already included as a commitment

Key: (R) = Renewal of planning permission