



# HOUSING LAND POSITION

**At 31<sup>st</sup> March 2013**

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## **1.0 Introduction**

1.1 This report examines three key areas:

- Housing completions in Preston since 2003.
- Future supply of housing from outstanding planning permissions.
- Monitoring of the impact of planning policies on density, previously developed sites and affordable housing.

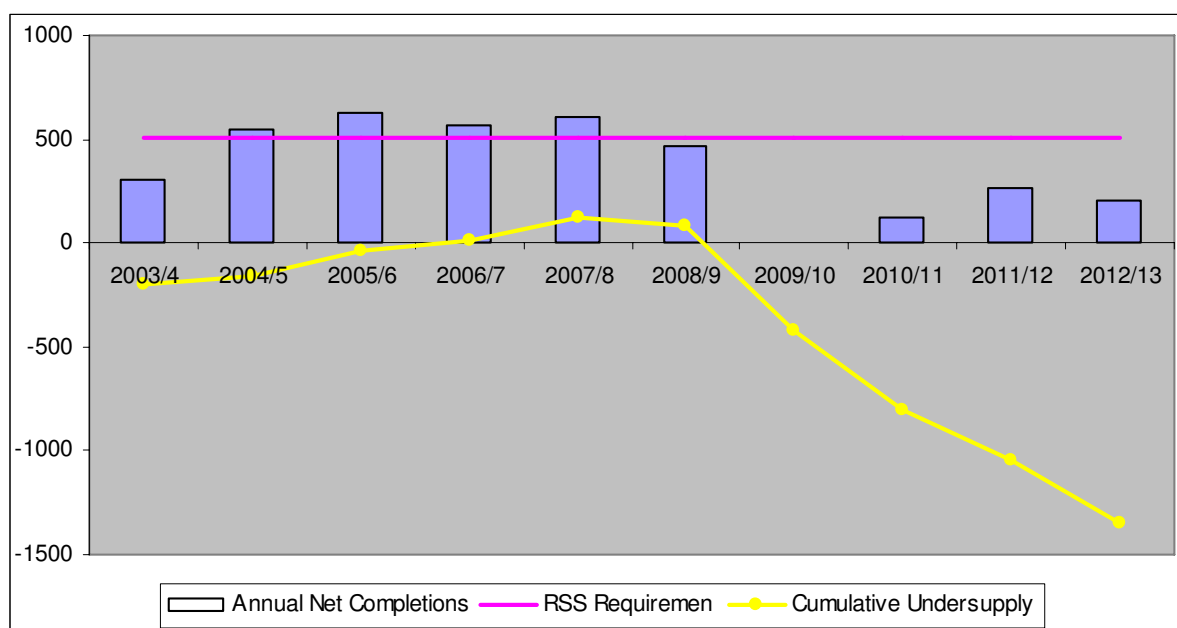
1.2 Please note, due to the different ways of reporting completion statistics i.e. gross completions/net completions/site size thresholds, the annual completion figures included in Section's 2.2 and 2.3 will not reconcile with the annual completion figures in Section 2.1.

## 2.0 Completion Details

### 2.1 Annual Completions 2003 – 2013

Monitoring Period	Net Completions
April 2003 – March 2004	308
April 2004 – March 2005	544
April 2005 – March 2006	627
April 2006 – March 2007	565
April 2007 – March 2008	609
April 2008 – March 2009	468
April 2009 – March 2010	5
April 2010 – March 2011	127
April 2011 – March 2012	265
April 2012 – March 2013	202
<b>Total Net Completions 2003 – 2013</b>	<b>3,720</b>

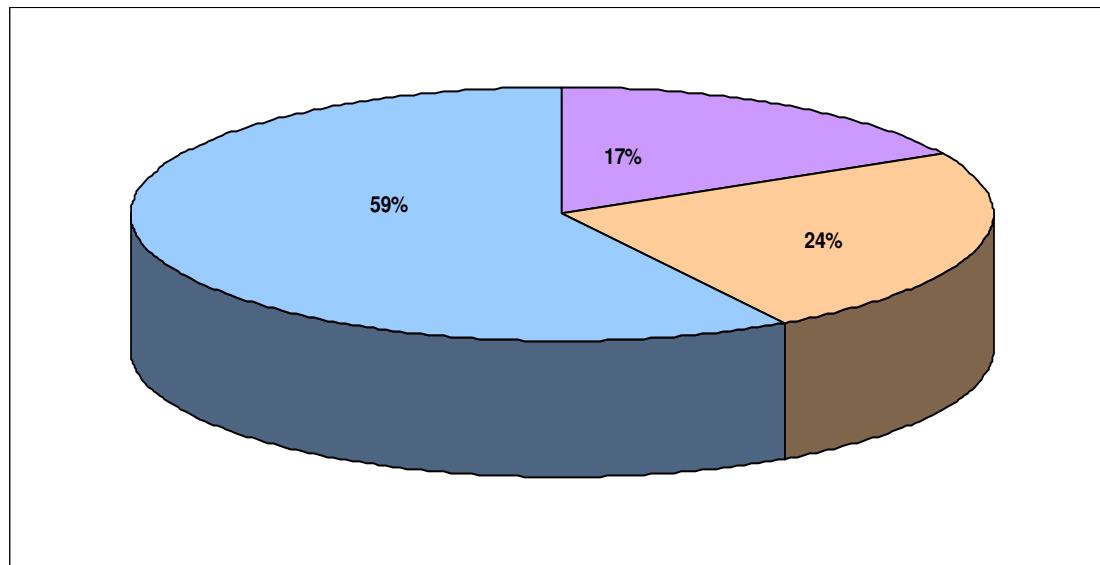
The graph below shows annual completions since 2003 along with the (now revoked) RSS requirement to 2010, and Core Strategy requirement from 2010, totalling 5,070 net dwellings. The cumulative undersupply is also shown on the graph, at the end of the period the total undersupply equates to **1,350** net dwellings.



## 2.2 Completions by Density

Density	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	Totals
<30 dwellings per ha	No Data	175	61	89	11	21	7	31	13	18	<b>426</b>
30-50 dwellings per ha	No Data	149	128	95	13	28	5	6	87	82	<b>593</b>
>50 dwellings per ha	No Data	290	193	315	330	188	31	26	16	53	<b>1,442</b>

*\*Gross completions, net site area of development and schemes of 5 or more dwellings only*



The pie chart shows the proportion of dwellings built over the period 2004 – 2013 at densities of:

< 30 dwellings per hectare (17%)

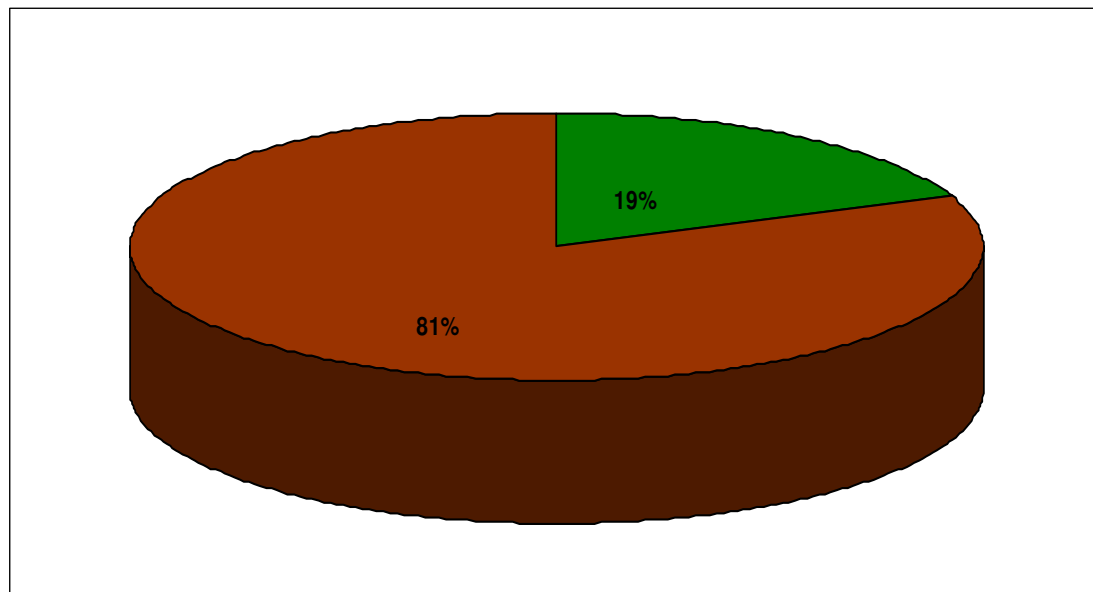
30 – 50 dwellings per hectare (24%)

> 50 dwellings per hectare (59%)

### 2.3 Completions on Previously Developed Land

Land Type	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	Totals
Greenfield	No Data	308 (47%)	141 (22%)	124 (21%)	95 (16%)	5 (1%)	5 (6%)	1 (1%)	13 (5%)	4 (2%)	<b>696 (19%)</b>
Previously Developed Land (PDL)	No Data	347 (53%)	493 (78%)	462 (79%)	514 (84%)	480 (99%)	81 (94%)	142 (99%)	272 (95%)	211 (98%)	<b>3,002 (81%)</b>

\*Gross Completions



The pie chart shows the proportion of dwellings built over the period 2004 – 2013 on:

**Greenfield Sites (19%)**

And

**Previously Developed Sites (81%)**

(The Core Strategy sets a target of **70%** of new houses to be built on Previously Developed Land in the plan period).

## 2.4 Affordable Housing Completions

<b>Monitoring Period</b>	<b>Gross Affordable Completions</b>
April 2003 – March 2004	No data
April 2004 – March 2005	58
April 2005 – March 2006	0
April 2006 – March 2007	33
April 2007 – March 2008	35
April 2008 – March 2009	45
April 2009 – March 2010	15
April 2010 – March 2011	0
April 2011 – March 2012	38
April 2012 – March 2013	66
<b>Total Gross Affordable Completions 2004 – 2013</b>	<b>290</b>

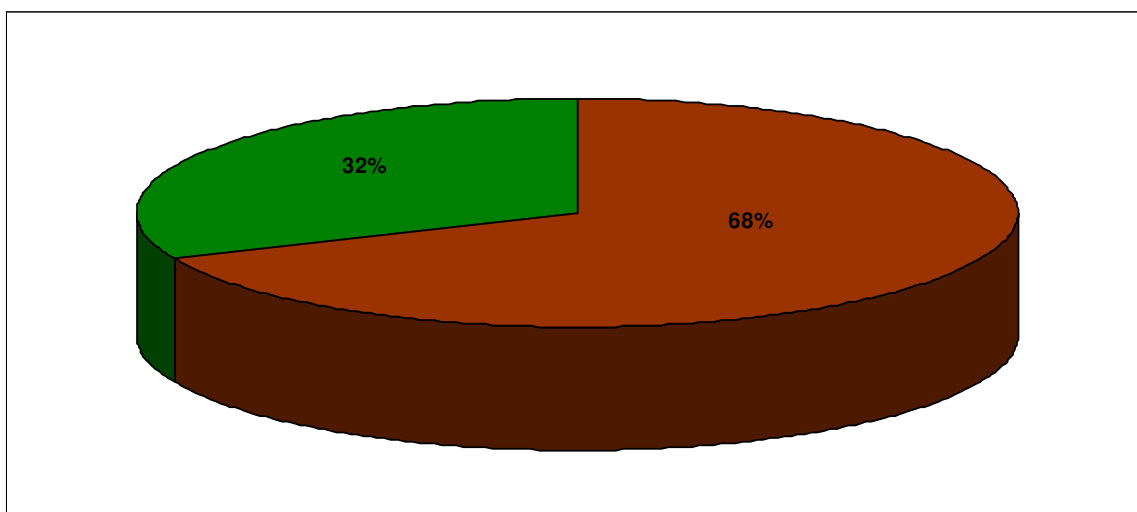
## 2.5 Demolitions

During the 2012-13 monitoring period two dwellings were demolished, however both were replaced.

### 3.0 Housing Land Supply

#### 3.1 Outstanding Housing Permissions

(All figures are net)	New Build (PDL)	New Build (Greenfield)	Conversions	Change of Use		Total
				PDL	Greenfield	
Total Outstanding at 31.03.13	2,377 (64%)	1,171 (31%)	31 (1%)	131 (3.5%)	13 (0.5%)	<b>3,723</b>
Of which, Permitted 01.04.12 – 31.03.13	183 (13%)	1,170 (84%)	19 (1.5%)	17 (1%)	5 (0.5%)	<b>1,394</b>



The pie chart shows that **68%** of all outstanding planning permissions for housing are on previously developed land. This figure includes new builds, conversions and changes of use.



### 3.2 Outstanding Permissions - Schedule of Sites

Planning Application Number	SAO	PAO	Street Name	Ward	Postcode	Planning Application Type	Planning Decision Type	Date of Decision	Expiry Date	Description	Site Area (hectares)	Gross New Units	Net New Units	Status	Net Units Remaining
06/2002/1256		Fishers Farm	Green Lane	Preston Rural North	PR3 0RR	Full Application	Approved	31-Mar-04	31-Mar-09	COU former agricultural barns to form 3 detached dwellings	0.20	3	3	UC	3
06/2006/0651	Sharoo Green Hospital		Sharoo Green Lane	College	PR2 8DY	Reserved Matters - Major	Approval of Res Matt	02-Oct-06	01-Oct-08	Erection of 3no blocks of two storey Class B1 offices (2290sq m). 46no town houses, 35no semi-detached and mews houses, 25no detached houses, 24no two bedroom apartments and conversion of former nurses home to 15no 1 & 2 bedroom apartments.	6.41	145	145	UC	102
06/2006/0100		EH Booth & Co	Site Church Street / Queen Street	Town Centre	PR1 4HZ	Reserved Matters - Major	Prev app s s106	05-Feb-07	04-Feb-10	Erection of 6735 sqm (Class A1) retail superstore with associated servicing area and carparking: erection of 605no residential apartments in 4no blocks (8,13,16 and 18 storey) - SEE OTHER NOTES FOR REST OF DESCRIPTION	3.21	605	605	UC	605
06/2007/0133	The Bunker		Whittingham Lane	Preston Rural North		Full Application	Approval w Conds	03-Apr-07	03-Apr-10	Change of use from bunker to single residential dwelling	0.30	1	1	UC	1
06/2007/0737	Land adj to	Heatherlea	Catforth Road	Preston Rural North	PR4 0HH	Full Application	Approval w Conds	28-Aug-07	27-Aug-10	Erection of 1no detached dwelling and detached garage to rear of site including alterations to existing vehicular access (amended scheme to planning permission 06/2006/1121)	0.05	1	1	UC	1
06/2007/1049	Seed House Farm		Cumeragh Lane	Preston Rural North	PR3 2AL	Full Application	Approval w Conds	10-Dec-07	09-Dec-10	Erection of two storey detached dwelling and detached three bay garage (following demolition of existing farmhouse)	0.22	1	0	UC	0
06/2009/0159		69	Bow Lane	Riversway	PR1 8ND	Full Application - Major	Approval w Conds	20-May-09	19-May-12	Change of use of restaurant (Class A3) to 6no residential apartments and external alterations to building	0.02	6	6	UC	6
06/2009/0502	Beaconsall Farm		Bartle Lane	Preston Rural North	PR4 0RU	Full Application	Approved	08-Feb-10	07-Feb-13	Conversion of barn to 1no dwelling, including link to existing house, change of use of farmyard area to form associated residential curtilage, see other notes	0.15	1	1	NS	1
06/2009/0886	Bell Fold Farm	708	Garstang Road	Preston Rural North	PR3 5DR	Full Application	Approval w Conds	12-Feb-10	11-Feb-13	Conversion of 2no barns to total of 3no dwellings including alterations and single storey extension; erection of garage block to provide double garages for existing farmhouse and Unit 1 and single garages for Units 2 and 3 - SEE OTHER NOTES	0.00	3	3	NS	3
06/2009/0760		34	Robinson Street	Tulketh	PR2 3AN	Full Application	Approval w Conds	19-Mar-10	18-Mar-13	Erection of 1no two storey end-terrace dwelling (following demolition of existing single storey garage/workshop/office) (amended scheme to previously withdrawn application 06/2009/0003)	0.01	1	1	NS	1
06/2010/0098	The Meadows		Eaves Lane	Preston Rural North	PR4 0BH	VA/removal of condition	Approval w Conds	08-Apr-10	07-Apr-13	Removal of condition no3 attached to planning application 06/2006/1089 (prior to any development commencing on the erection of the dwelling, the existing dwelling on the site shall be demolished), erection of 1no replacement dwelling (revised application)	0.42	1	0	NS	0
06/2010/0012	Orchard House	25	Cottam Hall Lane	Ingol	PR2 3XB	Full Application	Allow on Appeal	29-Apr-10	28-Apr-13	Erection of 1no two storey detached dwelling with attached single garage to rear of No25 Cottam Hall Lane with separate driveway entrance onto Cottam Hall Lane (resubmission of planning application 06/2009/0227)	0.13	1	1	NS	1
06/2010/0143	Land between 5 & 32, 6 & 20 and 22 & 48		Howarth Road	Tulketh	PR2 2HH	Full Application - Major	Approval w Conds	07-Jun-10	06-Jun-13	Erection of 15no dwellings (comprising 14no two storey semi-detached dwellings and 1no two storey detached dwelling) each with a detached outbuilding at the rear and parking to the front or side.	0.37	15	15	NS	15
06/2010/0267		1	Ribblesdale Place	Town Centre	PR1 3NA	Full Application	Approval w Conds	16-Jun-10	15-Jun-13	Change of use from offices (Class B1) to residential (Class C3)	0.38	1	1	NS	1
06/2010/0341		32	Chrisitan Road	Riversway	PR1 8NB	Full Application	Approval w Conds	21-Jul-10	20-Jul-13	Erection of 1no dwelling (Class C3) (following demolition of existing garage workshop) (application for extension of time limit to previously approved planning application 06/2006/0801)	0.00	1	1	NS	1
06/2010/0340		2	Black Bull Lane	Cadley	PR2 3PU	Reserved Matters	Approval of RM	22-Jul-10	21-Jul-13	Erection of 5no one/two bedroomed apartments, 3no three bedroomed, two storey terraced dwelling with attached two bedroomed bungalow and associated sheds - see other notes	0.12	8	8	NS	8
06/2010/0438	Land opposite	105 - 111	Bootle Street	St. Matthews	PR1 5NS	Outline	Approval in outline	18-Aug-10	17-Aug-13	Erection of 4no terraced dwellings (outline proposal)	0.02	4	4	NS	4
06/2010/0399	St Walburgess Presbytery		Weston Street	University		Full Application	Approval w Conds	06-Sep-10	05-Sep-13	Change of use of existing presbytery (Class D1) building to mixed use presbytery (Class D1) and 12 no bedroom house in multiple occupation (Class C4)	0.20	1	1	NS	1
06/2008/0728	Tulketh Mill		Balcarres Road	Tulketh	PR2 2AA	Full Application	Minded to app s s106	14-Oct-10	13-Oct-13	Conversion and five storey extension to engine room to east side of mill to provide 51 no residential apartments - see other notes for rest of description	2.04	51	51	NS	51
06/2010/0608	Starkie House		Winckley Square	Town Centre	PR1 3JJ	Full Application	Approval w Conds	18-Oct-10	17-Oct-13	Change of use from offices to 1no dwelling including external alterations, new and replacement doors, windows and roof lights, installation of 3no first floor balconies - see other notes	0.04	1	1	UC	1
06/2010/0662		22	Tulketh Crescent	Ashton	PR2 2RH	Full Application	Approval w Conds	03-Nov-10	02-Nov-13	Change of use from 1no residential dwelling to 2no self contained flats	0.02	2	1	NS	1
06/2010/0614		Ridge Croft	Durton Lane	Preston Rural East	PR3 5LE	Full Application	Approval w Conds	18-Nov-10	17-Nov-13	Erection of 1no dwelling (following demolition of existing dwelling)	0.16	1	0	UC	0

### 3.2 Outstanding Permissions - Schedule of Sites

Planning Application Number	SAO	PAO	Street Name	Ward	Postcode	Planning Application Type	Planning Decision Type	Date of Decision	Expiry Date	Description	Site Area (hectares)	Gross New Units	Net New Units	Status	Net Units Remaining
06/2008/0750	Preston Tithebarn Rgeneration Area		Tithebarn Street (and surrounding area)	Town Centre		Outline Application	Approved by Secretary of State	22-Nov-10	22-Nov-13	Outline consent for comprehensive redevelopment of the Heart of the Tithebarn Regeneration Area for a mixture of uses	15.00	500	500	NS	500
06/2010/0815		6	Langdale Road	Brookfield	PR2 6AN	Outline	Approval in outline	22-Dec-10	21-Dec-13	Erection of 1no bungalow to rear of garden	0.22	1	1	NS	1
06/2010/0623		29A	Ribblesdale Place	Town Centre	PR1 3NA	Full Application	Approval w Conds	11-Jan-11	10-Jan-14	Change of use from offices (Class A2) to house in multiple occupation at ground and first floor and 1no self contained flat at second floor	0.02	2	2	UC	2
06/2010/0878	Derby Inn	212	Ribbleton Lane	St. Matthews	PR1 5LD	Full Application	Approval w Conds	28-Jan-11	27-Jan-14	Change of use from public house and first floor flat to offices (Class A2) at ground floor, 6no self contained flats, erection of dormer extensions to west side elevation and external alterations	0.01	6	5	NS	5
06/2010/0738	Land at (Grid ref 551287)		Mellings Fold	Town Centre		Outline	Approval in outline	15-Feb-11	14-Feb-14	Erection of 2no semi-detached dwellings (following demolition of existing storage unit) (Outline application seeking approval for access only)	0.28	2	2	NS	2
06/2011/0024		8	St. Wilfrid Street	Town Centre	PR1 2US	Full Application	Approval w Conds	25-Feb-11	24-Feb-14	Change of use from offices to dwelling	0.01	1	1	NS	1
06/2011/0060		The Woodyard	Barton Lane	Preston Rural North	PR3 5AU	Full Application	Approval w Conds	16-Mar-11	15-Mar-14	Erection of two detached dwelling houses (resubmission of planning application 06/2010/0694)	0.30	2	2	UC	2
06/2011/0047	Park House	472	Garstang Road	Preston Rural East	PR3 5JB	Full Application	Approval w Conds	13-Apr-11	12-Apr-14	Erection of 5no dwellings (following demolition of existing dwelling) (application for extention of time limit to previously approved planning application 06/2008/0554)	0.00	5	4	NS	4
06/2011/0220		32 - 34	Highgate Avenue	College	PR2 8LN	Full Application	Approval w Conds	06-May-11	05-May-14	Conversion of existing outbuilding to 1no dwelling	0.05	1	1	NS	1
06/2010/0750	Land to rear of	31 - 33	Belmont Avenue	Ribbleton	PR2 6DH	Full Application	Allow on Appeal	05-Aug-11	04-Aug-14	Erection of 1no two storey detached dwelling	0.07	1	1	NS	1
06/2011/0480	Silver Birches		Whittingham Lane	Preston Rural East	PR2 5LH	Full Application	Approval w Conds	08-Aug-11	07-Aug-14	Conversion of existing outbuilding to form 1no dwelling	0.06	1	1	UC	1
06/2011/0416	Former Whittingham Hospital		Whittingham Lane	Preston Rural North		Reserved Matters - Major	Approval of RM	16-Aug-11	16-Aug-13	Erection of 650 dwellings, B1 office/light industrial buildings (9000sqm) and community/sports building; formation of sports pitches for football, cricket & tennis & bowling green, recreational and play facilities - see other notes for rest of description	79.02	650	650	NS	650
06/2011/0615		74 Stephenson Terrace	Deepdale Road	St. Matthews	PR1 5AR	Full Application	Approval w Conds	23-Sep-11	22-Sep-14	Change of use from dentist (Class D1) to 1no residential dwelling (Class C3)	0.02	1	1	NS	1
06/2011/0554	Lyndeth		Barns Lane	Preston Rural North	PR3 2NL	Full Application	Approval w Conds	07-Oct-11	06-Nov-14	Conversion of barn and stables to form extension to existing farmhouse and separate dwelling; erection of two sotrey extension to rear of farmhouse and alterations; formation of driveway and parking spaces; and installation of ground source heat pump	0.36	1	1	NS	1
06/2011/0533	Park Campus		Moor Park Avenue	Moor Park	PR1 6AS	Full Application	Approval w Conds	10-Oct-11	09-Oct-14	Erection of 32no three storey terraced houses with vehicular access from St. Homas Road following demolition of existing college buildings (outline proposal)	0.76	32	32	NS	32
06/2011/0500	Former Frenchwood Hotel	36	Avenham Lane	Town Centre	PR1 3TS	Full Application	Approval w Conds	19-Oct-11	18-Oct-14	Change of use from pulic house (Class A4) to 1no residential dwelling (Class C3)	0.02	1	1	UC	1
06/2011/0614	Lancashire House		Winckley Square	Town Centre	PR1 3JJ	Full Application	Approval w Conds	26-Oct-11	25-Oct-14	Change of use from offices (Class B1) to create 35no residential apartments, comprising alterations to existing roof, including installation of roof lights - see other notes for rest of description	0.11	35	35	NS	35
06/2011/0731		19	Ribblesdale Place	Town Centre	PR1 3NA	Full Application	Approval w Conds	02-Nov-11	01-Nov-14	Change of use from offices to 3no self-contained flats and alterations to elevations, including 2no roof lights, new side entrance doorway and 2no ground floor window openings to rear elevation	0.01	3	3	UC	3
06/2011/0763		64 Stephenson Terrace	Deepdale Road	St. Matthews	PR1 5AR	Full Application	Approval w Conds	07-Nov-11	06-Nov-14	Change of use from offices to 1no dwelling	0.01	1	1	NS	1
06/2011/0458	Ashfield	14	Miller Lane	Lea	PR4 0ND	Full Application	Approval w Conds	14-Dec-11	13-Dec-14	Erection of 1no. detached dwelling and alterations to existing dwelling including two storey extensions to front and side with projecting first floor balcony to rear elevation, single storey extension to rear and 2no. new vehicular accesses	0.28	1	1	UC	1
06/2011/0908		90	Tulketh Brow	Tulketh	PR2 2SD	Full Application	Approval w Conds	06-Jan-12	06-Jan-15	Change of use from 1no residential dwelling to 2no self-contained flats	0.01	2	1	UC	1
06/2011/0930		16	Derby Street	Town Centre	PR1 1DT	Full Application	Approval w Conds	20-Jan-12	19-Jan-15	Change of use of ground floor from office to 1no one befrom flat, erection of single storey extension to rear and alterations to front and rear windows	0.01	1	1	UC	1

### 3.2 Outstanding Permissions - Schedule of Sites

Planning Application Number	SAO	PAO	Street Name	Ward	Postcode	Planning Application Type	Planning Decision Type	Date of Decision	Expiry Date	Description	Site Area (hectares)	Gross New Units	Net New Units	Status	Net Units Remaining
06/2011/0457	The Paddock		Highrigg Drive	Preston Rural East	PR3 5LJ	Outline	Approval in outline	27-Jan-12	26-Jan-15	Erection of 3no. detached dwellings (following demolition of existing outbuildings) (outline proposal)	0.32	3	3	NS	3
06/2011/0612		25	Bird Street	Riversway	PR1 8DY	Full Application	Approval w Conds	30-Jan-12	29-Jan-15	Change of use from residential dwelling to 4no apartments and erection of two storey extension and dormer to rear	0.02	4	3	NS	3
06/2011/0924	Former North West Water Depot &	58	Londgridge Road	Ribbleton	PR2 6RJ	Outline - Major	Approval in outline	06-Feb-12	05-Feb-15	Outline application for residential development of up to 35no dwellings with access from Grange Avenue following demolition of existing buildings (all matters reserved) ( approximately 0.7ha)	0.70	35	35	NS	35
06/2011/0995			Bairstow Street	Town Centre	PR1 3TN	Full Application	Approval w Conds	15-Feb-12	14-Feb-15	Conversion of existing dwelling to 4no self-contained apartments, replacement doors & windows to front & rear elevations, alterations to rear & annexe elevations & instation of roof lights to rear - see other notes for rest of description	0.01	4	3	UC	3
06/2012/0011		119	Tulketh Road	Riversway	PR2 1AR	Full Application	Approval w Conds	01-Mar-12	01-Mar-15	Change of use from house in multiple occupation to 4no self-contained flats including internal and external alterations	0.01	4	3	NS	3
06/2011/0788	(Site formally Known as Truro Place)	Land bounded by	Bodmin St/Tauton St & Frome St	St. Matthews	PR1 5XY	Full Application - Major	Approval w Conds	05-Mar-12	04-Mar-15	Erection of 20no affordable houses, comprising 2no. 2 bed bungalows, 2no. 2 bed houses, 14no. 3 bed houses and 2no. 4 bed houses	0.50	20	20	NS	20
06/2009/0499	Former Cottam Brickworks		Cottam Avenue	Ingol		Outline - Major	Prev app s s106	08-Mar-12	08-Mar-15	Mixed use re- development of site (13.8 heactars) incorporating : - (ii) Outline planning application (all matters reserved) for erection of 205 residential units (37 houses& 168 flats/maisonettes); Class B1 See other notes HYBRID APPLICATION	13.81	205	205	NS	205
06/2012/0039	English Martyrs Presbytery	18	Garstang Road	Moor Park	PR1 1NA	Full Application	Approval w Conds	14-Mar-12	14-Mar-15	Alterations and sub-division of existing presbytery to create self-contained ground floor flat including installation of new entrance doorway and predestrian access gate onto Garstang Road	0.06	1	1	NS	1
06/2012/0096		58	Lovat Road	Moor Park	PR1 6DQ	Full Application	Approval w Conds	20-Mar-12	20-Mar-15	Change of use from residential dwelling to 2no 1 bedroomed apartments	0.01	2	1	NS	1
06/2012/0071		6 - 16	Marsh Lane	Town Centre	PR1 2XH	Full Application - Major	Approval w Conds	01-May-12	01-May-15	Erection of three and four storey building containing 20no apartments (following demolition of existing buildings) (applicatoin for extension of time limit to previously approved planning application 06/2008/0908)	0.03	20	20	NS	20
06/2012/0286	Land adjacent	57	Woodplumpton Road	Preston Rural North	PR4 0NE	Full Application	Approval w Conds	01-Jun-12	01-Jun-15	Erection of 1no. detached dwelling with integral garage, erection of attached garage to side of existing dwelling and alterations to access to provide dual access from Woodplumpton Road and provision of turning facilities	0.03	1	1	UC	1
06/2012/0297	Garages adj	71	Ramsey Avenue	Brookfield	PR1 6EN	Full Application	Approval w Conds	01-Jun-12	01-Jun-15	Erection of 1no. 3 bedroom dwelling (following demolition of existing garages)	0.03	1	1	NS	1
06/2011/0935	The Grange		Durton Lane	Preston Rural East	PR3 5LE	Full Application	Approval w Conds	13-Jun-12	13-Jun-15	Conversion, alterations and extensions to existing dwelling and outbuildings to create a total of 3no dwellings and erection of 3no detached double garages	0.34	3	2	NS	2
06/2012/0331	Arran House	500	Whittingham Lane	Preston Rural North	PR3 2JJ	Full Application	Approval w Conds	13-Jun-12	13-Jun-15	Conversion of stable block to one detached dwelling with work-live accommodation (amended scheme to planning approval 06/2011/0212)	1.40	1	1	UC	1
06/2012/0311		47	Broadgate	Riversway	PR1 8DU	Full Application	Approval w Conds	02-Jul-12	02-Jul-15	Change of use from 1no. residential dwelling to 4no. self-contained flats	0.02	4	3	NS	3
06/2011/0681	Former Spar Distribution Depot		Blackpool Road	St. Matthews	PR1	Outline - Major	Prev app s s106	02-Jul-12	02-Jul-15	For full description - go to application - too big for this field - Housing related part of application is - Maximum of 23no (New) dwellings, refurbishment of 16no dwellings	7.29	23	23	UC	23
06/2012/0382	Lewth Hall Barn		Lewth Lane	Preston Rural North	PR4 0TD	Variation/removal of condition	Approval w Conds	10-Jul-12	10-Jul-15	Variation of condition no.1 (Approved Plans) of planning application 06/2011/0283 for conversion of barn to 1no. dwelling, change of use from agricultural land to form associated residential curtilage - see other notes for rest of description	0.19	1	1	UC	1
06/2012/0324		59	Maitland Street	St. Matthews	PR1 5XR	Full Application	Approval w Conds	18-Jul-12	18-Jul-15	Erection of 2no. self-contained flats (following demolition of existing storage building/2no.garages) (resubmission of planning application 06/2011/0540)	0.01	2	2	NS	2
06/2012/0420		55	New Hall Lane	St. Matthews	PR1 5NY	Full Application	Approval w Conds	20-Jul-12	20-Jul-15	Change of use from retail shop (Class A1) to dwelling (Class C3)	0.00	1	1	NS	1
06/2011/0936	The Grange		Durton Lane	Preston Rural East	PR3 5LE	Outline	Approval in outline	30-Jul-12	30-Jul-15	Erection of 1no dwellings (outline proposal)	0.17	1	1	NS	1
06/2012/0218	Former Joinery Workshop Land adj	1 Stone Chimney Cottage	Blackleach Lane	Preston Rural North	PR4 0JA	Full Application	Approval w Conds	31-Jul-12	31-Jul-15	Erection of 1no detached dwelling and bike store (following demolition of joinery workshop)	0.04	1	1	NS	1
06/2011/0604	Jubilee Trading Estate	157 - 159	Fylde Road	University	PR1 2XP	Full Application - Major	AWC & s106 agree	03-Aug-12	03-Aug-15	Erection of five and six storey building (following demolition of existing buildings) to provide 44no flats and 20 no studio bedsits to accommodate 246no student beds, with ancillary communal facilities - see other notes for rest of description	0.67	64	64	NS	64

### 3.2 Outstanding Permissions - Schedule of Sites

Planning Application Number	SAO	PAO	Street Name	Ward	Postcode	Planning Application Type	Planning Decision Type	Date of Decision	Expiry Date	Description	Site Area (hectares)	Gross New Units	Net New Units	Status	Net Units Remaining
06/2012/0494		42	Eldon Street	Moor Park	PR1 7YE	Full Application	Approval w Conds	10-Aug-12	10-Aug-15	Change of use from joiners workshop to 2no. self-contained flats and alterations to elevations and roof (application for extension of time limit to previously approved planning application 06/2009/0411)	0.01	2	2	NS	2
06/2012/0507		23	Harwood Road	Deepdale	PR1 6XH	Full Application	Approval w Conds	17-Aug-12	17-Aug-15	Change of use from retail (Class A1) to 1no. dwelling, alterations to shop front and erection of single storey extension to rear	0.02	1	1	NS	1
06/2010/0504	Site of former Brookfield Arms		Croasdale Avenue	Brookfield	PR2 6UB	Full Application - Major	Await s106 Agreement	17-Sep-12	17-Sep-15	Erection of 15no dwellings (3no blocks of two and three storey dwellings) and associated parking and landscaping	0.25	15	15	UC	15
06/2012/0609		17	Alexandra Street	Town Centre	PR1 4BL	Full Application	Approval w Conds	21-Sep-12	21-Sep-15	Change of use from dwelling to 3no. self-contained flats, erection of dormer extension and single storey extension to rear	0.01	3	2	NS	2
06/2012/0625	Land adjacent	6	Redmayne Street	Fishwick	PR1 4SQ	Full Application	Approval w Conds	28-Sep-12	28-Sep-15	Erection of two storey terraced dwelling following demolition of existing garage/store	0.01	1	1	NS	1
06/2012/0295	Rogerson Farm		Inglewhite Road	Preston Rural North	PR3 2DB	Full Application	Approval w Conds	03-Oct-12	03-Oct-15	Conversion of part of existing single storey stables to 1no. residential dwelling including insertion of domestic windows, door and rooflights and associated parking area	0.06	1	1	NS	1
06/2012/0540		521	Blackpool Road	Ashton	PR2 1EQ	Full Application	Approval w Conds	08-Oct-12	08-Oct-15	Conversion of semi-detached dwelling to form 4no. self-contained flats following demolition of existing garage and outbuildings to side and rear and formation of parking courtyard for 5 cars to the rear	0.06	4	3	UC	3
06/2012/0666	Land corner of		Hillcrest Avenue & Marshall Grove	Ingol	PR2 3YN	Full Application	Approval w Conds	12-Oct-12	12-Oct-15	Erection of 1no. dwelling with living accommodation in the roof space following demolition of existing garage block	0.00	1	1	NS	1
06/2012/0687		2	Turner Street	St. Georges	PR1 1TN	Variation/Removal of condition	Approved	19-Oct-12	19-Oct-15	Variation of conditions 1, 3, 5, 6 and 7 attached to planning permission 06/2011/0179 to erect 2no. 3 bedroom semi detached houses	0.04	2	2	NS	2
06/2012/0673	Land between	Oaklea and Gleadthorpe	Goosnargh Lane	Preston Rural North	PR3 2BN	Full Application	Approval w Conds	22-Oct-12	22-Oct-15	Erection of 1no. two storey detached dwelling (resubmission of planning application 06/2012/0340)	0.76	1	1	NS	1
06/2012/0583	Booker Cash & Carry	78	Holme Slack Lane	Deepdale	PR1 6HA	Reserved Matters	Approval of RM	29-Oct-12	29-Oct-15	Erection of 6no. affordable retirement bungalows and crèche with associated car parking and play area (amended scheme to reserved matters application 06/2012/0034)	0.29	6	6	NS	6
06/2012/0732	Site of Former Meadow House		Meadow Street	St. Georges	PR1 1TU	Variation of condition - major	Approval w Conds	29-Oct-12	29-Oct-15	Variation of conditions (nos. 1, 4, 5, 6, 9 and 10) attached to planning approval 06/2010/0861 (erection of 7no. 4 bedroomed semi-detached houses, 5no. 3 bedroomed terraced houses and 2no. 1 bedroomed bungalows)	0.27	14	14	NS	14
06/2012/0565	Ashfield		Goosnargh Lane	Preston Rural North	PR3 2BP	Full Application	Approval w Conds	30-Oct-12	30-Oct-15	Erection of 2no two storey detached dwellings (following demolition of existing dwelling)	0.08	2	1	NS	1
06/2012/0726	Land adjacent	126	Victoria Road	College	PR2 8NQ	Full Application	Approval w Conds	12-Nov-12	12-Nov-15	Erection of 1no. detached bungalow including living accommodation in roof space following demolition of existing timber garage	0.04	1	1	NS	1
06/2012/0749	The Greyhound	119	London Road	Town Centre	PR1 4BA	Full Application	Approval w Conds	21-Nov-12	21-Nov-15	Conversion of public house to cafe/restaurant with self-contained flat at first floor level including enlargement of existing windows, installation of roller shutters, flue extractor ducting to rear and external staircase	0.01	1	1	NS	1
06/2012/0787		60	Cemetery Road	St. Matthews	PR1 5 US	Full Application	Approval w Conds	30-Nov-12	30-Nov-15	Conversion of 1no. dwelling to form 2no. self contained flats	0.01	2	1	UC	1
06/2012/0800		16 - 18	Albyn Bank Road	Town Centre	PR1 4HU	Full Application	Approval w Conds	14-Dec-12	14-Dec-15	Conversion of ground floor retail units (Class A1) with two storey residential maisonettes (Class C3) above to 2no three storey dwellings and alterations to front and rear elevations	0.05	2	0	NS	0
06/2012/0827		10	Shakespeare Road	St. Matthews	PR1 5RB	Full Application	Approval w Conds	19-Dec-12	19-Dec-15	Change of use of community centre (Class D1) to 1no. dwelling (Class C3), erection of pitched roof extension over existing flat roof, alterations to side and rear elevations, installation of hardstanding patio area and 1no. car parking	0.03	1	1	UC	1
06/2012/0428	Tenderhill Farm		Ashley Lane	Preston Rural North	PR3 2EE	Full Application	Approved	20-Dec-12	20-Dec-15	Change of use of barn, shippon and stable to 3 bedroomed accommodation, demolition of hay barn and annexe with 2no. single storey extensions to provide new residential accommodation on the footprint of the former stable and annexe	0.86	1	1	NS	1
06/2012/0808	Land off		Elizabeth Street	St. Georges	PR1 2RX	Full Application	Approval w Conds	20-Dec-12	20-Dec-15	Erection of 5no. dwellings (2no. semi-detached dwellings and 3no. terraced dwellings) with associated parking	0.11	5	5	NS	5
06/2012/0836	Land adjacent	9	Yewlands Avenue	Sharoe Green	PR2 9QR	Full Application	Approval w Conds	20-Dec-12	20-Dec-15	Erection of 1no. detached two storey dwelling with attached garage	0.03	1	1	NS	1
06/2012/0859		173	Eldon Street	Tulketh	PR2 2BA	Full Application	Approval w Conds	02-Jan-13	02-Jan-16	Conversion of cafe with first floor living accommodation to 2no. self-contained flats including removal of shopfront and rear window/door openings	0.01	2	1	UC	1

### 3.2 Outstanding Permissions - Schedule of Sites

Planning Application Number	SAO	PAO	Street Name	Ward	Postcode	Planning Application Type	Planning Decision Type	Date of Decision	Expiry Date	Description	Site Area (hectares)	Gross New Units	Net New Units	Status	Net Units Remaining
06/2012/0535	Land rear of Lime Chase &	54a - 64	Lightfoot Lane	Greyfriars	PR2 3LT	Reserved Matters - Major	Approval of RM	07-Jan-13	07-Jan-15	Reserved Matters application for the erection of 70 dwellings	2.65	70	70	UC	70
06/2012/0672	Carr House Farm		Preston Road	Preston Rural North	PR4 0TJ	Full Application	Approval w Conds	18-Jan-13	18-Jan-16	Demolition of 2no. redundant agricultural buildings and farmhouse with attached barn, erection of 1no. replacement dwelling and 2no. outbuildings to accommodate games room - See other notes	0.91	1	0	NS	0
06/2012/0913		17 & 19	Meadowfield	Sharoe Green	PR2 9RE	Full Application	Approval w Conds	18-Jan-13	18-Jan-16	Conversion of vacant offices to 2no. dwellings and erection of detached garage	0.05	2	2	UC	2
06/2012/0694	Land between	61 & 71	Egerton Road	Ashton	PR2 1AL	Full Application	Approval w Conds	28-Jan-13	28-Jan-16	Erection of 4no. detached three storey dwellings including alterations to ground levels to create parking provision to front of dwellings	0.14	4	4	NS	4
06/2012/0684	Iona - Plot 1		Miller Lane	Lea	PR4 0ND	Amendment following grant of planning permission	App of amended plans	30-Jan-13	30-Jan-16	Plot 1 - Amendment to erection of 1no. replacement dwelling and detached pavilion to rear (following demolition of existing bungalow and outbuildings)	0.05	1	0	NS	0
06/2012/0737	Angelos Restaurant	33 - 35	Avenham Street	Town Centre	PR1 3BN	Full Application	Approval w Conds	30-Jan-13	30-Jan-16	Conversion of 2nd floor to staff accommodation, comprising of 19no. en-suite bedrooms and formation of 2no. self contained apartments at first floor	0.00	2	2	NS	2
06/2012/0766	Throstles Nest Farm		Stanalea Lane	Preston Rural North	PR3 2EQ	Full Application	Approval w Conds	31-Jan-13	31-Jan-16	Conversion of redundant barn and outbuilding to 1no. two storey detached dwelling including part demolition of concrete block farm building to facilitate vehicular access	0.19	1	1	UC	1
06/2012/0321		22	Frenchwood Knoll	Town Centre	PR1 4LE	Full Application	Approval w Conds	04-Feb-13	04-Feb-16	Erection of 1no. two storey dwelling (three storey to rear) and associated works - see other notes for rest of description	0.08	1	1	NS	1
06/2012/0727	Land adjacent	843	Whittingham Lane	Preston Rural North	PR3 2AX	Full Application	Approval w Conds	05-Feb-13	05-Feb-16	Erection of 1no. detached two storey dwelling	0.02	1	1	NS	1
06/2012/0947	Land between	17 & 21	Seymour Road	Tulketh	PR2 2EP	Full Application	Approval w Conds	05-Feb-13	05-Feb-16	Erection of 1no detached dwelling with integral garage on land to rear of 138 Lytham Road (Re Submission of 06/2011/0511)	0.03	1	1	NS	1
06/2012/0958	Land adj	2 Hall Croft Cottages	Highgate Close	College	PR2 8LP	Full Application	Approval w Conds	07-Feb-13	07-Feb-16	Erection of 1no. detached dwelling	0.73	1	1	NS	1
06/2012/0938	Sumners Farm		Cow Hill	Preston Rural East	PR2 5SH	Full Application	Approval w Conds	12-Feb-13	12-Feb-16	Conversion of barn and shippon to form 1no. Dwelling	0.11	1	1	NS	1
06/2012/0969		7	Fishergate Court	Town Centre	PR1 8QF	Full Application	Approval w Conds	12-Feb-13	12-Feb-16	Change of use from office (Class B1) to 3no self-contained flats including 2no new windows to front elevations, 1no new window to side and 1no rooflight to rear	0.09	3	3	NS	3
06/2012/0929	Land at	58	Darkinson Lane	Lea	PR4 0RJ	Full Application	Approval w Conds	19-Feb-13	19-Feb-16	Erection of 1no. detached 2 storey dwelling with accommodation in the roof space, erection of detached double garage including solar panels on the south west roof slope and construction of new vehicular access onto Darkinson Lane	0.06	1	1	UC	1
06/2012/0291	Former D J Ryan Depot		Inglewhite Road	Preston Rural North	PR3 2DB	Outline Application	Allow on Appeal	20-Feb-13	20-Feb-16	Erection of 10no. detached dwellings (following demolition of existing building) (outline proposal)	0.50	10	10	NS	10
06/2012/0719		143A	Marsh Lane	Riversway	PR1 8NL	Full Application	Approval w Conds	28-Feb-13	28-Feb-16	Conversion of 1no. dwelling and detached garage into 3no. self-contained apartments and 1no. bedsit including installation of new window opening to side elevation	0.01	3	2	NS	2
06/2013/0027	Black Bull Farm		Button Street	Preston Rural North	PR3 2LE	Full Application	Approval w Conds	05-Mar-13	05-Mar-16	Conversion of existing barn to 1no dwelling and erection of lean-to extension to south elevation (re-submission of 06/2011/0753)	0.02	1	1	UC	1
06/2012/0956		10	Shaw Street	St. Georges	PR1 1UB	Full Application	Approval w Conds	07-Mar-13	07-Mar-16	Change of use from residential dwelling to 2no. self-contained flats	0.01	2	1	NS	1
06/2013/0017	Stephensons Arms	21 - 23	East Street	St. Georges	PR1 1UU	Full Application	Approval w Conds	07-Mar-13	07-Mar-16	Conversion of public house (Class A4) to 2no. self contained shared flats (Class C4 HMO's), and 3no. self contained flats (Class C3), external staircase to rear new door and window openings and alterations to existing fenestration	0.03	5	5	NS	5
06/2012/0046	Disused Garages	Land off	Belmont Avenue	Ribbleton	PR2 6DH	Full Application	Approval w Conds	14-Mar-13	13-Mar-16	Erection of 2no semi-detached dwellings	0.01	2	2	UC	2
06/2013/0037		70	Watling Street Road	College	PR2 8BP	Full Application	Approval w Conds	21-Mar-13	20-Mar-16	Change of use from house in multiple occupation (Sui Generis) to 1no. residential dwelling	0.01	1	0	NS	0
06/2013/0040		3	Broadway	Greyfriars	PR2 9TH	Full Application	Approval w Conds	21-Mar-13	20-Mar-16	Erection of first floor extension above existing ground floor shop to provide self-contained flat	0.01	1	0	NS	0
06/2012/0937	Land to rear of	21 & 23	Manor Avenue	Garrison	PR2 8DN	Full Application	Approval w Conds	26-Mar-13	25-Mar-16	Erection of 1no detached dwelling with access from Allenby Avenue	0.10	1	1	NS	1
06/2012/0145	Land adjacent to Cottam		Hoyles Lane, Sidgreaves Lane, Lea Road	Lea		Outline Application	Prev app s 106	27-Mar-13	27-Mar-16	Outline application for residential development of up to 1,100 dwellings, retail, commercial and community facilities	53.00	1,100	1,100	NS	1,100
<b>Totals:</b>											<b>198.56</b>	<b>3790</b>	<b>3764</b>		<b>3721</b>

Student Accommodation

## 4.0 New Permissions

### 4.1 New Permissions

Not all planning permissions are genuinely new. Some relate to sites on which the principle of development has already been established by an 'Outline' planning consent. The following table gives a breakdown of new housing granted planning permission between 1<sup>st</sup> April 2012 and 31<sup>st</sup> March 2013 i.e. whether it is a new planning consent, a renewal/amendment of an existing consent, or a 'Reserved Matters' consent.

Type of Consent	Number of Dwellings
New Planning Consent	1,267
Renewal/Amendment of existing Consent	51
Reserved Matters	76
<b>Total Dwellings</b>	<b>1,394</b>

### 4.2 New Permissions by Density

Density	Number of Dwellings
< 30 dwellings per ha	1,209
30-50 dwellings per ha	5
>50 dwellings per ha	118
<b>Total Dwellings</b>	<b>1,332</b>

*\*Gross permissions, net site area of development and schemes of 5 or more dwellings only*

### 4.3 New Affordable Housing Permissions

During the 2012-13 monitoring period a total of **385** new affordable houses were granted planning permission.