

Calderdale Metropolitan Borough Council

MINIMUM DENSITY REQUIREMENT

Park Ward Neighbourhood Plan

APRIL 2021

Minimum Density Requirement

1. Introduction

1.1 A key objective of the Park Ward Neighbourhood Development Plan is to help meet local housing needs by supporting appropriate new housing development and extensions to existing properties to assist household growth. The Plan aims to achieve this through 4 specific policies:

- Policy PW2 – Supporting New Housing Development
- Policy PW3 – Re-use of Vacant Properties
- Policy PW5 – Design of Dormers and Extensions
- Policy PW11 – Residential Use above Retail and Commercial Premises

1.2 Policy PW2 – Supporting New Housing Development currently states:

Policy PW 2 On the sites listed below, allocated in the Calderdale Local Plan wholly or partly for housing, any proposals to deliver more dwellings than the estimated Local Plan yield will be supported, subject to compatibility with any other uses proposed on the site and conformity to all relevant Neighbourhood Plan and Local Plan policies relating to housing development, design and residential amenity.

- Site HS1 – Former Mayfield Garage, Queens Road (Local Plan ref LP1431)
- Site HS2 - Mile Cross Road (Local Plan ref LP 0407)

1.3 The intention of the policy is justified in the Plan as being to maximise the amount of housing accommodated on sites. However, as currently worded an increased housing delivery would only be supported on these two sites designated in the draft Local Plan. Alternatively, a minimum density requirement could be set specifically for Park Ward.

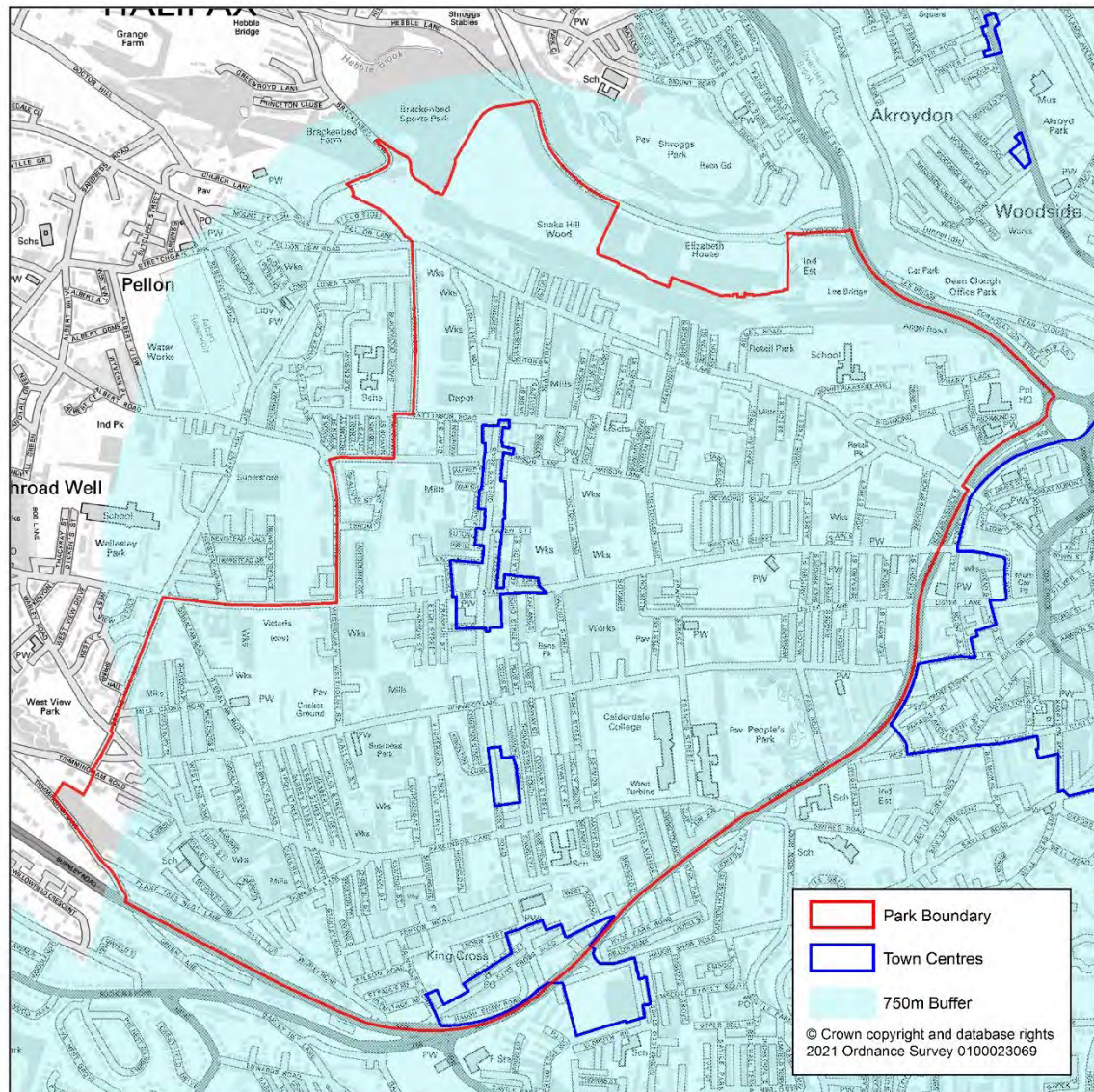
2. Minimum Density Requirement

2.1 The Calderdale Unitary Development Plan (UDP) 2009 sets out in Policy H10 that all new housing developments including conversion schemes shall be constructed at a minimum net density of at least 30 dwellings per hectare unless special circumstances justify a lower amount. It also states higher densities of development will be expected in and around the main town centres. Similarly, Policy HS2 of the draft Local Plan sets a minimum density of 30 dwellings per hectare and seeks higher densities of development in and around the main town centres.

2.2 Park Ward is a densely built up area predominantly characterised by terraced housing and some semi-detached properties. The Ward is located west of Halifax Town Centre and has within its border King Cross and Queens Road District Centres. Therefore, according to the UDP and draft Local Plan, there would be an expectation that densities would be higher than 30 dwellings per hectare.

2.3 When assessing potential new housing sites for inclusion in the Local Plan the Council determined the potential quantity of housing that could be delivered on each site using a density multiplier (see Site Allocation Assessment Methodology). The preferred approach was to employ a range of density multipliers depending on the size and location of the site. Of particular interest is that sites within 750m of a town centre should have an indicative density of 38 dwellings per hectare on a site over

2ha, 45 dwellings per hectare on a site between 0.4ha and 2ha, and 50 dwellings per hectare on a site under 0.4ha. Figure 1 demonstrates that the vast majority of Park Ward is within 750m of a town centre and given the built up nature it is unlikely there will be many sites over 2ha coming forward.



2.4 Planning history also demonstrates the high densities that Park Ward has achieved. In the past 20 years there have been over 100 planning permissions granted for housing within Park Ward ranging between 1 and 105 units (see Appendix 1). These include conversions and new build for terraced, semi detached, detached and flats. Densities have ranged between 0.73 dwellings per hectare to 506 dwellings per hectare. These “outliers” are generally for single dwelling applications depending on the plot size. The higher densities have generally been for flatted accommodation and the detached and semi-detached the lower densities. The average density for all planning permissions granted for housing in Park Ward is 100.59 dwellings per hectare. If the outliers are then removed taking account of the extreme high and low densities the average is still a high 69.81 dwellings per hectare.

3. Recommendation

- 3.1 Based on the adopted development plan document and emerging local plan both recommend high densities in and around town centres, the Site Allocation Assessment Methodology density multiplier for sites within 750m of a town centre is on average 44 dwellings and the past planning history of Park Ward achieving high density developments, the Council would recommend amending policy PW2 to include a minimum density requirement of at least 45 dwellings. This needs to be caveated similar to the Local Plan and UDP which states lower densities would be appropriate based on certain criteria. The Neighbourhood Plan could refer to HS2 in this instance. Rather listing the sites in the Neighbourhood Plan this policy applies to, the Plan could support the allocations in the Local Plan and refer to all new housing development.

Appendix 1 – Planning permissions for Park Ward between 01/01/2000 to 03/04/2021

HLA Site Number	Newbuild or Conversion	Site Status	Total Units For Site	Total Area For Site	Ward	Density	Planning Application Number	Application Type	Description	Approval Date	Lapsed Date	House Type(s)
HLA00481	Newbuild	Lapsed	1	0.01	Park Ward	130.44	06/00144	Renewal	Renewal of planning permission 00/01596/FUL (Redevelopment of garage and petrol sales facilities and existing flat)	31/03/2006	31/03/2009	Flats
HLA00500	Newbuild	Built	1	0.03	Park Ward	29.72	05/01077	Full	Construction of one dwelling	08/11/2005	08/11/2010	Detached
HLA00501	Newbuild	Available	1	0.04	Park Ward	23.89	18/00247	Full	Detached dwelling and garage (Revised Scheme to 17/00866/FUL)	01/05/2018	01/05/2021	Detached
HLA00507	Newbuild	Under Construction	1	0.06	Park Ward	16.10	17/00594	Full	Detached dwelling	20/10/2017	01/05/2021	Detached
HLA00508	Newbuild	Available	1	0.03	Park Ward	31.55	19/00860	Full	Detached bungalow	16/09/2019	16/09/2022	Detached
HLA00677	Newbuild	Lapsed	1	0.03	Park Ward	37.58	16/01284	Full	Demolition of garage and construction of detached dwelling (ancillary to existing dwelling)	16/01/2017	16/01/2020	Detached
HLA00858	Conversion	Built	1	0.01	Park Ward	167.86	00/01097	Change of Use	Change of use from outhouses to granny flat (Residential dwelling for disabled persons)	14/11/2000	14/11/2005	Detached
HLA00886	Conversion	Built	1	0.01	Park Ward	134.32	04/01966	Change of Use	Change of use from office, back to dwelling house.	22/10/2004	22/10/2009	Terraced
HLA00888	Conversion	Lapsed	7	0.06	Park Ward	119.78	05/01743	Conversion	Conversion of vehicle repair garage in to seven residential apartments.	06/12/2005	06/12/2010	Flats
HLA01024	Newbuild	Built	16	0.31	Park Ward	51.53	99/01744	Full	Demolition of existing church. Erection of 16 new dwellings and associated access road and external works	22/08/2000	22/08/2005	Semi Detached / Terraced
HLA01029	Conversion	Lapsed	6	0.14	Park Ward	44.37	00/00793	Full	Conversion of two semi-detached dwellings to eight flats	05/09/2000	05/09/2005	Flats
HLA01056	Newbuild	Lapsed	6	0.02	Park Ward	303.50	06/01388	Full	Six 1 & 2 bed apartments	04/09/2006	04/09/2009	Flats
HLA01072	Newbuild	Built	8	0.19	Park Ward	41.86	06/01799	Full	Eight dwellings 4 semi-detached and 4 detached	03/11/2006	03/11/2009	Detached / Semi Detached
HLA01083	Newbuild	Built	1	0.01	Park Ward	196.34	05/00997	Full	2 bed flat above retail outlet	27/07/2005	27/07/2010	Flats
HLA01084	Conversion	Built	3	0.06	Park Ward	53.45	06/01146	Conversion	Part of commercial building to two 1 and 2 bed apartments	08/12/2006	08/12/2009	Flats
HLA01087	Conversion	Built with lapsed plots	66	0.15	Park Ward	441.73	10/01519	Renewal	Conversion and extension of existing mill buildings to provide 62 apartments (Application to replace an extant planning permission in order to extend time limit for implementation of 07/01986)	01/03/2011	01/03/2014	Flats
HLA01517	Conversion	Lapsed	1	0.01	Park Ward	159.59	04/00388	Change of Use	Flat at first floor level from dental surgery	31/03/2004	31/03/2009	Flats
HLA01557	Conversion	Built	1	0.00	Park Ward	200.35	00/00317	Change of Use	Change of use from shop to dwelling and alterations to window.	20/04/2000	20/04/2005	Semi Detached
HLA01577	Conversion	Built	1	0.01	Park Ward	187.40	01/00460	Change of Use	Change of use from doctor surgery to single dwelling.	27/04/2001	27/04/2006	Terraced
HLA01583	Conversion	Built	1	0.07	Park Ward	14.23	01/00628	Change of Use	Change of use of Constitutional Club to single dwelling	20/06/2001	20/06/2006	Detached

HLA Site Number	Newbuild or Conversion	Site Status	Total Units For Site	Total Area For Site	Ward	Density	Planning Application Number	Application Type	Description	Approval Date	Lapsed Date	House Type(s)
HLA01589	Conversion	Under Construction	5	0.02	Park Ward	266.68	01/00775	Conversion	Conversion of industrial premises to 5 terraced houses	17/07/2001	17/07/2006	Terraced
HLA01594	Conversion	Built	1	0.01	Park Ward	114.13	01/01272	Change of Use	Change of use from dental surgery to dwelling	28/09/2001	28/09/2006	Terraced
HLA01602	Newbuild	Built	13	0.40	Park Ward	32.28	01/00837	Full	Residential development of thirteen dwellings	02/10/2001	02/10/2006	Semi Detached / Terraced
HLA01609	Conversion	Built	1	0.01	Park Ward	124.81	01/01295	Full	Lawfull Development Certificate - 1 Dwelling.	21/11/2001	21/11/2001	Terraced
HLA01610	Newbuild	Built	5	0.09	Park Ward	56.53	01/01142	Full	Construction of five dwellinghouses	19/10/2001	19/10/2006	Terraced
HLA01645	Conversion	Built	1	0.18	Park Ward	5.68	02/00290	Change of Use	Change of use of restaurant to domestic dwelling.	22/05/2002	22/05/2007	Terraced
HLA01646	Newbuild	Built	16	0.37	Park Ward	43.70	03/00191	Full	Residential Development of 16 dwellings	02/04/2003	02/04/2008	Terraced
HLA01649	Conversion	Built	1	0.01	Park Ward	97.63	01/01831	Change of Use	Change of use from retail to residential.	10/01/2002	10/01/2007	Terraced
HLA01655	Newbuild	Built	4	0.13	Park Ward	30.83	04/00902	Full	Four detached two-storey dwellings and three detached garages	29/07/2004	29/07/2009	Detached
HLA01657	Newbuild	Built	7	0.21	Park Ward	32.87	01/01001	Full	Residential development of seven dwellings including one wheelchair unit	22/02/2002	22/02/2007	Semi Detached / Terraced
HLA01666	Conversion	Built	1	0.01	Park Ward	72.68	02/01089	Change of Use	Change of use from private club to single dwelling	17/09/2002	17/09/2007	Terraced
HLA01673	Newbuild	Built	6	0.05	Park Ward	109.82	04/00381	Full	Construction of 3 storey apartment block containing 6 units	16/04/2004	16/04/2009	Flats
HLA01743	Newbuild	Built	1	0.02	Park Ward	45.58	03/00626	Full	Extension to existing dwelling and attached new dwelling	23/05/2003	23/05/2008	Terraced
HLA01758	Conversion	Lapsed	1	0.01	Park Ward	189.78	03/00938	Change of Use	Change of use from retail shop to dwelling	16/07/2003	16/07/2008	Terrace
HLA01765	Newbuild	Built	12	0.14	Park Ward	87.51	05/00358	Full	Demolition of existing building and residential development for 12 town houses	20/05/2005	20/05/2010	Semi Detached / Terraced
HLA01789	Conversion	Built	1	0.01	Park Ward	82.66	03/01714	Change of Use	Change of use from retail (A1) to a dwelling (C3)	17/10/2003	17/10/2008	Terraced
HLA01790	Conversion	Built	1	0.03	Park Ward	37.91	03/01466	Conversion	Conversion of attached barn to 1 dwelling.	03/10/2003	03/10/2008	Terraced
HLA01791	Conversion	Built	1	0.04	Park Ward	24.69	03/01559	Change of Use	Change of use from public house to dwelling	16/10/2003	16/10/2008	Detached
HLA01800	Newbuild	Built	2	0.03	Park Ward	63.28	10/00716	Full	Partial demolition of existing bakery building and construction of 2 no.dwellings	13/12/2010	13/12/2013	Terraced
HLA01816	Conversion	Built	1	0.01	Park Ward	114.62	03/02216	Change of Use	Change of use from shop to form one dwelling.	16/01/2004	16/01/2009	Terraced
HLA01819	Newbuild	Built	24	0.20	Park Ward	120.11	06/01649	Full	Twenty four 2 bed apartments	08/11/2006	08/11/2009	Flats
HLA01820	Conversion	Built	1	0.01	Park Ward	127.81	03/02086	Change of Use	Change of use from residential home to dwelling.	07/01/2004	07/01/2009	Terraced
HLA01828	Newbuild	Lapsed	18	0.36	Park Ward	49.61	06/01898	Full	Eighteen 5 bed dwellings	19/01/2007	19/01/2010	Semi Detached / Terraced
HLA01854	Conversion	Lapsed	4	0.03	Park Ward	140.01	04/00368	Conversion	Convert offices/workshop and storage areas to 4 no flats	25/05/2004	25/05/2009	Flats
HLA01858	Newbuild	Built	8	0.37	Park Ward	21.45	04/00544	Full	Residential development of eight, two storey dwellings	13/05/2004	13/05/2009	Semi Detached / Terraced

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HLA01887	Conversion	Lapsed	2	0.08	Park Ward	26.22	04/01226	Conversion	Conversion of medical facility to 2 dwellings (2 & 3 Bed semis)	03/08/2004	03/08/2009	Semi Detached
HLA01911	Newbuild	Built	1	0.01	Park Ward	66.72	05/02067	Full	Proposed detached dwelling	14/02/2006	14/02/2009	Detached
HLA02026	Newbuild	Built	8	0.25	Park Ward	31.57	05/01195	Full	Proposed construction of eight 4 Bed/8 Person semi detached dwellings	06/12/2005	06/12/2010	Semi Detached
HLA02030	Newbuild	Built	23	0.49	Park Ward	46.55	08/00051	Full	Construction of 23 Dwellings (Amended Scheme)	14/03/2008	14/03/2011	Semi Detached / Terraced
HLA02042	Newbuild	Built	1	0.03	Park Ward	30.70	07/02080	Full	Detached 5 bed dwelling	11/12/2007	11/12/2010	Detached
HLA02085	Newbuild	Lapsed	1	0.08	Park Ward	13.11	06/00174	Conversion	Detached dwelling	12/06/2006	12/06/2009	Detached
HLA02092	Newbuild	Lapsed	1	0.05	Park Ward	20.59	06/00899	Outline	Detached dwelling	23/06/2006	23/06/2009	Detached
HLA02117	Newbuild	Lapsed	15	0.30	Park Ward	49.45	06/01060	Outline	15 terraced dwellings	24/08/2006	24/08/2009	Terraced
HLA02158	Newbuild	Lapsed	2	0.08	Park Ward	25.31	13/00984	Renewal	Two new houses and double garages (Outline) (Application to replace extant planning permission 07/00211/OUT and 10/00721/REN, in order to extend the time limit for implementation).	04/10/2013	04/10/2016	Semi Detached
HLA02160	Conversion	Built	1	0.00	Park Ward	460.37	07/00766	Full	Single dwelling to two dwellings	08/06/2007	08/06/2010	Terraced
HLA02166	Newbuild	Lapsed	1	0.01	Park Ward	81.65	07/00859	Full	Detached 3 bed dwelling	18/06/2007	18/06/2010	Detached
HLA03884	Newbuild	Lapsed	4	0.04	Park Ward	89.22	13/00417	Renewal	Proposed development of four townhouses. (Application to replace extant planning permission, in order to extend time limit for implementation - 10/00391/REN)	07/06/2013	07/06/2016	Terraced
HLA03922	Conversion	Built	1	0.01	Park Ward	158.71	07/01630	Change of Use	Lawful Development Certificate - residential dwelling	18/09/2007	18/09/2010	Terraced
HLA03946	Conversion	Built	1	0.01	Park Ward	78.20	07/01956	Full	First floor flat to two, 2 bed flats	08/11/2007	08/11/2010	Flats
HLA03953	Newbuild	Built	42	0.90	Park Ward	46.42	07/01874	Full	Forty two residential units	20/11/2007	20/11/2010	Semi Detached / Terraced
HLA03985	Conversion	Built	1	0.01	Park Ward	116.55	07/02420	Conversion	Conversion of public house to 6 bed detached dwelling.	07/02/2008	07/02/2011	Detached
HLA04002	Conversion	Built	1	1.37	Park Ward	0.73	07/02125	Change of Use	Change of use to Crossley House from offices to a single private residential use. No changes to the existing layout both internally or externally and no alterations to the building	05/03/2008	05/03/2011	Detached
HLA04201	Conversion	Lapsed	1	0.02	Park Ward	44.86	09/01000	Full	Conversion of former 1st floor offices to form 1st floor flat	29/09/2009	29/09/2012	Flats
HLA04202	Conversion	Built	1	0.01	Park Ward	107.48	11/00122	Full	Conversion of offices to form single dwelling (amended scheme to previous approval 09/01008/FUL)	12/04/2011	12/04/2014	Terraced
HLA04228	Newbuild	Lapsed	34	0.38	Park Ward	88.76	16/00160	Outline	Demolition of vacant industrial units and construction of 34 dwellings (Outline)	17/06/2016	17/06/2019	Flats
HLA04247	Conversion	Built	1	0.03	Park Ward	36.06	12/00727	Change of Use	Change of use of public house to one single residential dwelling, with a single storey rear kitchen extension and single storey rear garage extension	04/09/2012	04/09/2015	Flats

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HLA04263	Conversion	Built	1	0.00	Park Ward	284.91	10/00099	Full	Conversion of existing dwelling to form separate basement flat and dwelling above	23/03/2010	23/03/2013	Flats
HLA04269	Conversion	Lapsed	1	0.01	Park Ward	143.80	10/00180	Change of Use	Conversion of Shoe Repair Shop to residential	27/04/2010	27/04/2013	Terraced
HLA04314	Newbuild	Built	2	0.04	Park Ward	52.61	10/01000	Full	Pair of semi-detached dwellings	10/11/2010	10/11/2013	Semi Detached
HLA04319	Conversion	Built	1	0.01	Park Ward	82.34	10/01333	Change of Use	Change of use form C2 back to C3 for 3-bed mid-terrace house (hostel to dwelling)	29/11/2010	29/11/2013	Terraced
HLA04336	Conversion	Available	2	0.01	Park Ward	243.11	19/00681	Full	Conversion of part of ground floor of former bank (A2 Financial Services) to create a one bed apartment (C3 Dwelling House).	19/08/2019	19/08/2022	Flats
HLA04354	Conversion	Built	2	0.04	Park Ward	48.93	11/00273	Full	Conversion of first floor redundant offices to form 2 No apartments	17/05/2011	17/05/2014	Flats
HLA04413	Newbuild	Lapsed	1	0.04	Park Ward	23.67	11/00377	Full	Detached Dwelling	16/11/2011	16/11/2014	Detached
HLA04415	Conversion	Built	1	0.08	Park Ward	13.14	11/01000	Full	Conversion of public house to 9 bed dwelling	07/11/2011	07/11/2014	Detached
HLA04444	Conversion	Built	1	0.01	Park Ward	144.24	12/00058	Change of Use	Change of use from bakery to ground floor storage and residential to first and second floors (retrospective)	02/04/2012	02/04/2015	Flats
HLA04485	Conversion	Built	1	0.01	Park Ward	147.48	12/00938	Change of Use	Change of use of offices to form No. 1 flat on second and third floors.	25/09/2012	25/09/2015	Flats
HLA04538	Newbuild	Lapsed	5	0.06	Park Ward	78.17	12/00745	Full	Demolition of existing 1 No. detached dwelling and replace with 5 No new terrace dwellings	26/02/2013	26/02/2016	Terraced
HLA04719	Conversion	Built	1	0.04	Park Ward	25.15	14/00400	Change of Use	Change of Use of Hostel (Sui Generis) to a Single Dwelling House (Class C3a)	23/05/2014	23/05/2017	Semi Detached
HLA04750	Conversion	Built	2	0.01	Park Ward	203.10	13/01432	Conversion	Conversion of plumbers warehouse to 2 dwellings	18/07/2014	18/07/2017	Terraced
HLA04785	Conversion	Built	1	0.02	Park Ward	59.53	14/00825	Full	Change of use from youth club/centre (Sui Generis) to retail outlet (Use Class A1) with living accommodation over (Use Class C3)	29/09/2014	29/09/2017	Flats
HLA04795	Conversion	Lapsed	2	0.01	Park Ward	149.72	14/00769	Conversion	Conversion to form two apartments	08/10/2014	08/10/2017	Flats
HLA04847	Conversion	Under Construction	2	0.09	Park Ward	22.10	14/01169	Conversion	Conversion of office accommodation (B1a) to two separate 8 bed residential dwellings (C3a)	06/02/2015	06/02/2018	Semi Detached
HLA04854	Conversion	Lapsed	2	0.02	Park Ward	89.19	14/56018	Grant Prior Approval	Prior approval application for a change of use from an Office (B1a) to two self contained apartments (C3)	26/01/2015	30/05/2016	Flats
HLA04977	Newbuild	Available	16	0.47	Park Ward	33.97	17/01039	Full	Demolition of existing mill to facilitate residential development of 16 dwellings	11/01/2019	11/01/2022	Detached / Semi Detached
HLA04990	Conversion	Lapsed	2	0.01	Park Ward	205.88	15/01616	Conversion	Conversion of first floor into 2 self contained flats	21/01/2016	21/01/2019	Flats
HLA05037	Conversion	Lapsed	3	0.09	Park Ward	34.89	16/56005	Prior Approval Not Required	Prior approval application for a change of use from office (B1a) to 3 apartments (C3)	20/04/2016	20/04/2019	Flats

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HLA05106	Conversion	Built	1	0.05	Park Ward	18.88	16/01323	Full	Change of use of currently vacant dental surgery (D1) to single residential dwelling (C3)	01/12/2016	01/12/2019	Semi Detached
HLA05110	Newbuild	Built	7	0.15	Park Ward	45.52	16/01420	Full	Residential development of seven dwellings	08/03/2017	08/03/2020	Terraced
HLA05119	Conversion	Built	5	0.02	Park Ward	211.28	16/01112	Full	Conversion of parts of former Sunday School to provide five apartments and retention of existing training facility (part retrospective)	13/04/2017	13/04/2020	Flats
HLA05164	Conversion	Under Construction	7	0.03	Park Ward	221.52	17/00450	Full	Conversion of public house with residential above to an A1 retail unit, an A3/A5 restaurant/hot food takeaway and seven apartments, three two bedroomed and four one bedroomed.	07/07/2017	07/07/2020	Flats
HLA05168	Conversion	Lapsed	2	0.01	Park Ward	224.39	17/00681	Full	Conversion from warehouse (B8) to two flats (C3)	14/08/2017	14/08/2020	Flats
HLA05179	Newbuild	Lapsed	2	0.04	Park Ward	51.29	16/00445	Full	Two dwellings	23/12/2016	23/12/2019	Semi Detached
HLA05189	Conversion	Built	13	0.14	Park Ward	96.03	17/00756	Change of Use	Creation of 13 flats and associated office areas	01/11/2017	01/11/2020	Flats
HLA05255	Conversion	Built	28	0.09	Park Ward	304.77	18/56005	Prior Approval Not Required	Prior approval application for a change of use from offices (B1a) to 28 flats (C3)	14/06/2018	14/06/2021	Flats
HLA05287	Newbuild	Available	105	2.63	Park Ward	39.96	20/00426	Reserved Matters	Residential development of 107 dwellings (Reserved matters pursuant to 18/00310/OUT)	11/06/2018	11/06/2021	Detached / Semi Detached
HLA05294	Newbuild	Built	2	0.02	Park Ward	96.44	18/00260	Full	Residential development of two flats	04/07/2018	04/07/2021	Flats
HLA05295	Newbuild	Built	5	0.10	Park Ward	48.33	18/00524	Full	Residential development of five dwellings	19/07/2018	19/07/2021	Terraced
HLA05325	Newbuild	Available	17	0.33	Park Ward	51.30	20/00108	Full	Residential development of 17 dwellings	16/12/2020	16/12/2023	Semi Detached / Terraced
HLA05543	Conversion	Available	1	0.06	Park Ward	16.50	19/01468	Local Authority Application	Change of use from mixed use (Sui Generis) to residential (C3)	14/02/2020	14/02/2023	Detached
HLA05571	Newbuild	Available	1	0.04	Park Ward	23.64	20/00018	Full	Demolition of existing garages to facilitate construction of a detached dwelling	29/06/2020	29/06/2023	Detached
HLA05631	Newbuild	Available	1	0.00	Park Ward	506.58	19/00666	Conversion	Demolition of rear extension to create two storey extension to form food preparation/store and staff accommodation. Change of use from shop (A1 use) to restaurant/takeaway (A3 and A5 Uses) and internal alterations including new shop front	17/12/2020	17/12/2023	Flats