

Planning Statement in support of a
Full Planning Application

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11 Ormont Avenue,
Thornton-Cleveleys,
FY5 2BT

April 2024

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Section 1. Introduction

1.1 This Planning Statement is submitted in support of a full planning application for change of use from 2 no. flats (Use Class C3) to a single dwellinghouse with a single-storey rear extension (Use Class C3).

1.2 This statement should be read in conjunction with the following drawings:

- Ormont/001

1.3 Site address: 11 Ormont Avenue, Thornton-Cleveleys, FY5 2BT

1.4 The site is on a residential street, characterised with mainly semi-detached dwellinghouses.

Section 2. Climate Change Statement

2.1 The statement explains how the development responds to the challenge of climate change through design, usage of resources and assets, water and energy efficiency measures, reuse, and recycling during construction and in the selection of materials.

2.2 The site is located in Flood Zone 3, an area with a medium probability of flooding. The proposal is submitted with a supporting Flood Risk Assessment which contains supporting mitigation measures which are expected to offer sufficient defence against the risk of flooding and the impact of climate change.

2.3 The site incorporates an area for the storage of refuse, including adequate provision for the separate storage and collection of recyclable waste. The site plan also accommodates an area for cycle storage.

Section 3. Sustainability

3.1 The use of an existing property in a sustainable location is the ideal choice for the type of development described above. The reuse of the existing building without undue alterations

and extensions is sustainable in its nature and therefore accords with the following local planning policies:

- SP2 Sustainable Development;
- SP8 Health and Well-Being;
- CDMP1 Environmental Protection;
- CDMP3 Design;
- CDMP6 Accessibility and Transport.

3.2 The property is within a residential area, an accessible location close to other public amenities. It is expected that the premises would encourage and promote the use of other local businesses within the area..

Section 4. Conclusion

4.1 The purpose of this statement is to confirm the proposed change of use from 2 no. flats (Use Class C3) to a single dwellinghouse with a single-storey rear extension (Use Class C3) is appropriate and promotes the viability of the local neighbourhood and sustainable communities with the site being easily accessible.

4.2 The report concludes that the application described above and in the submitted plans is respectful and sympathetic to the character of the local area and provides adequate facilities to mitigate any potential impact, therefore, we consider our proposal should be considered favourably.