

## **PLANNING STATEMENT**

This statement supports an application for change of use of:  
Annex, 8 Longridge Road, Hurst Green, BB7 9QP

Having regard to a pre application response dated 01/10/2025.

- The annex and the site will not be altered in any way, the intention is subdivision of the planning unit into two separate residential units.
- The building and the site including access has planning permission.
- The annex has its own utilities and services.
- The annex has all the facilities and amenities required for independent living.
- The proposal is justified primarily on the basis that Ribble Valley Borough Council (RVBC) cannot demonstrate a five-year housing land supply, with an estimated supply of only 3.45 years. As a result, the tilted balance set out in Paragraph 11(d) of the National Planning Policy Framework (NPPF) is engaged. This means that planning permission should be granted unless any adverse impacts of the development significantly and demonstrably outweigh the benefit.
- See appeal APP/T2350/W/25/3372635 which covers issues in play here.
- Housing needs report suggests a need for one bedroom dwellings for first time buyers, starter homes and retirement homes.