



NW-ARCHITECTS

Planning Statement

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21 Mengham Road, Hayling Island, PO11 8BG

Proposed roof conversion / extension to create 1no. apartment and associated works.

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On behalf of

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1. Introduction

1.1 Purpose of Statement

This Planning Statement has been prepared in support of a full planning application made to Havant Borough Council for a roof conversion/extension to create 1no. apartment and associated works at 21 Mengham Road, Hayling Island, PO11 9GB.

This statement is to be read in conjunction with the drawings and documents that form this Full Planning Permission.

2.0 Planning Policy

2.1 National Planning Policy

This statement, alongside other supporting documents and drawings, demonstrates how the proposed works has been designed to accommodate the global objectives of the **National Planning Policy Framework**. The team's design approach was more specifically informed by the following sections of the NPPF:

Paragraph 11. *Plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that:*

a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;

b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas⁶, unless: i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Paragraph 70. *Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:*



- a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;*
- b) seek opportunities, through policies and decisions, to support small sites to come forward for community-led development for housing and self-build and custombuild housing;*
- c) use tools such as area-wide design assessments, permission in principle and Local Development Orders to help bring small and medium sized sites forward;*
- d) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes; and*
- e) work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes.*

2.2 Local Planning Policy

Havant Borough Council has created a **Housing Delivery Position Statement** to provide the Borough's residents and the development industry with certainty as to how planning applications will be considered. In order to do this responsibly, the Position Statement highlights how proposed developments that are not in the Adopted Local Plan can achieve sustainable development. As stated in the **Housing Delivery Position statement**, the council will hold to 6 decision making principles. These principles being:

Decision Making Principle 1 – Application of the Titled Balance and the Habit Regulations

Facilitating this principle, the proposed development is a brownfield site and will required minimal external work.

Decision Making Principle 2 – Sites not in accordance with the Development Plan where the Council accepts the principle of development

Not applicable with our proposal

Decision Making Principle 3 – Assessment of summertime transport implications of development of Hayling Island and Langstone

The proposed development will have no impact on the road network, as it will use an existing access road.

Decision Making Principle 4 – Site not in accordance with the Development Plan where the principle of development has not been previously identified

Development proposals not in accordance with the Development Plan and not previously identified as a site allocation in the Havant Borough Local Plan will need to clearly show they are deliverable in accordance with the



definition at Annex 2 of the NPPF: "To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years."

Should the application be granted permission, the Applicant is in a position to deliver the proposed works immediately.

Decision Making Principle 5 – Development Quality

Residential development will be expected to:

- a) Provide infrastructure which is needed to make the development acceptable in planning terms, in line with the Council's Infrastructure Delivery Plan and Developer Contributions Guide; and*
- b) Are designed to a high standard, and, where relevant, demonstrate that design codes and guides which identify local character and distinctiveness have been taken into account; and*
- c) Provide a minimum of 40 dwellings per hectare based on a net developable area, or where relevant, an alternative density based on the site capacity set out in Table 1; and*
- d) Create new and improve existing pedestrian and cycle route linkages which connect to all parts of the development and facilitate easy and safe access to education, employment, and the natural environment for all users; and*
- e) Incorporate a comprehensive ecological strategy, which achieves biodiversity net gain, and includes, but is not limited to: i. The retention and integration of any protected trees and hedgerows. ii. The retention and enhancement of any local nature conservation designations on or affected by the development; iii. Mitigation for any protected species, including appropriate buffers; iv. The creation of green linkages and wildlife corridors within and through the site, making the best use of existing natural features; and*
- f) Provide electric vehicle charging infrastructure for each new residential unit with private offstreet parking; and*
- g) Meet the nationally described space standards for new homes provided; and*
- h) Provide outdoor private and/or communal amenity space for all residential units; and*
- i) Achieve a reduction in CO2 emissions of at least 19% of the Dwelling Emission Rate (DER) compared to the Target Emission Rate (TER) of Part L of the Building Regulations; and*
- j) Provide a drainage strategy suitable to the site which incorporates appropriate Sustainable Drainage Systems (SuDS) to an adoptable standard; and*
- k) Provide for the sustainable management and maintenance of any new 'common parts' through a legal agreement*

The above points seen to indicate the development/design quality have been taken into account, where applicable, in the proposed scheme.

Decision Making Principle 6 – Southleigh Strategic site

Not Applicable to the proposed works



3.0 Site and Surroundings

3.1 Application Site

The application site is situated in Mengham Road and measures an area of 336sq.m. The proposed works comprises an existing single-storey roof conversion/extension.



3.2 Existing Building

The ground floor of the existing building is currently a retail unit and will be retained as such.

The first floor of the buildings currently has a Planning Application for Prior Approval: Change of use- Commercial/business/service to 3no. dwelling houses (by the same applicant). This application aligns with the full Planning Permission application for the proposed roof conversion/extension.

Following the existing vernacular, 21 Mengham Road comprises of red brickwork finish and white UPVC windows, the proposed works of this planning application will match these existing materials.



View of the existing 21 Mengham Road, showing the materials used, that will be retained and any new materials added will be made to match.



3.3 Surrounding Context

- 25 Mengham Road, is another retail unit fronting Mengham Road, which has recently been granted permission for a conversion from a vacant retail unit into 1no. self-contained flat.
- 27 Mengham Road is tenanted by Alan Rae Traditional Foods
- 29 Mengham Road is currently tenanted by home nursing supplies
- The physical landscaping that the site sits upon is typically level and flat



View of the buildings in the immediate surrounds of 21 Mengham Road



4.0 Proposed works



4.1 Design

NFFP, Paragraph 131. *The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.*

The proposal is to convert and extend the existing roof into 1no apartment, including associated works.

The Ground floor will be retained as a retail unit, with a private staircase that will be used to access the first floor and the proposed second floor.



The First floor currently has a Planning application for change of use- Commercial/business/service to 3no. dwelling houses.

The external walls will remain red brickwork finish, with the proposed white uPVC windows to match the existing windows.

The proposed roof extension will feature vertically hung clay pantiles to match the existing.

4.2 Access

The existing access arrangements to the ground floor retail unit and first floor will remain unaltered. With a new staircase following on from the staircase from the ground floor to the first floor to create access to the proposed second floor.

4.3 Landscaping

There is little opportunity to provide a landscaping scheme.

4.4 Amount

The application site area measures 336sq.m

The gross internal area of the roof space to be converted/extended is 70sq.m. In order to accommodate this, minimal works will be required.

A private secure Bin storage area is proposed.

Private secure Bike storages areas are proposed.

A private parking bay is proposed.

4.5 Sustainability

At the national level, the NPPF promotes a presumption in favour of sustainable development, through the effective use of land driven by a plan-led system, to ensure the delivery of sustainable economic, social and environmental benefits. The NPPF promotes the efficient use of land and encourages the use of previously developed, underutilised sites to maximise development potential, in particular for new housing. Local authorities are also expected to boost significantly the supply of housing and applications should be considered in the context of the presumption in favour of sustainable development.

Planning applications are to be determined in accordance with the development plan unless material considerations indicate otherwise. Paragraph 11 of the NPPF further indicates that the presumption in favour of sustainable development means approving development proposals that accord with the development plan without delay, and



where the development plan is absent, silent or relevant policies are out of date, planning permission should be granted.

The application site is an underutilised brownfield site within Mengham Road, which benefits from a highly accessible and sustainable location. The proposal to provide 1 no apartment, accords with the NPPF principles and objects.

5.0 Conclusion

Our proposed application meets the proposals detailed in the Havant Borough Council's, **Housing Delivery Position statement** and accommodates the listed Decision-Making Principles. The proposed apartment has been carefully designed to maximise the existing roof space area, whilst minimising the impact of works.

Visually the proposed works fits the local vernacular's material palette, allowing it to truly belong to Mengham Road, minimising any loss off amenity. The ridge height of the proposed roof extension matches the existing ridge level, again, eliminating the risk of any visual impact. The proposed application will meet Havant Borough Council's sustainable development requirements and will help to boost housing supply in Havant Borough.