

Jan 2019

Design & Access Statement



71 Forestside Avenue, Havant, PO9 5ST

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1 Introduction

- 1.1 This Planning Statement is provided in support of an application for the conversion of the existing building, and additional second storey at 71 Forestside Avenue, Havant to form 5 units (3 x 1 bedroom flat, 2 x 2 bedroom flats) with some external alterations of the existing façade.
- 1.2 It concerns 71 Forestside Avenue, Havant Po9 5ST ('the site'). The site currently comprises of a 2 storey building with off street parking to the rear of the property.
- 1.3 It is proposed to convert the existing building at first floor and provide a second floor extension, whilst adding a new side entrance door for access to the proposed stairwell.
- 1.4 It is our view that the proposal accords with the relevant development plan and that as such permission should be granted. This is because section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the development plan unless material circumstances indicate otherwise.

Structure of Design & Access Statement

- 1.5 This Planning Statement outlines the context and planning background to the site, summarises the proposal, and then identifies how these comply with relevant planning policies and other material considerations. It should be considered alongside all of the other documents comprising the planning application package (see below for details of the format for submission).
- 1.6 The planning statement is structured as follows:
- Section 2: The site, its surroundings and planning history
 - Section 3: The proposals
 - Section 4: Relevant planning policy
 - Section 5: Justification for planning permission
 - Section 6: Conclusions

Description of development

- 1.7 Full planning permission is sought for:

Conversion of existing building to 5 x new flats (3 x 1 Bed 2 x 2 Bed units) with provision of a secure cycle store.

Application Contents

- 1.8 The application includes the following supporting items and documentation:
- Planning Application Fee;
 - Completed Application Form;

- Location Plan 1:500;
- Full Set of Architectural Drawings;
- BELOW – EXISTING PHOTOS TO THE REAR OF THE SITE



2 Site and context

The site

- 2.1 The site is situated on Forestside Avenue, a mainly residential street through Leigh Park, Havant. The site boasts a sustainable location with mainly local amenities close by for future residents.
- 2.2 The site is also sustainable due to its close link to many public transport methods, with bus stops going around the local town and beyond.

3 The proposal

Proposal

3.1 The application proposes the following:

Conversion of existing building to 5 x new flats (3 x 1 Bed 2 x 2 Bed units) with provision of a secure cycle store.

3.2 The proposed scheme will create 5 new dwellings in the form of apartments over all three storeys of the property. The dimensions of the new flats are in line with national standards set out by Havant Borough Council in the Housing Standards SPD as follows:

Unit	Type	Size (sqm)
Flat 1	1 bed	46.8
Flat 2	2 bed	85.1
Flat 3	1 bed	65.1
Flat 4	2 bed	69.0
Flat 5	1 bed	47.1

3.3 Cycle parking will be provided on the ground floor inside the property. Secure cycle storage has been provided for all residents.

Appearance

- 3.4 The proposal will improve the overall appearance of the existing building, by enhancing the current aesthetic and in order to prevent the proposal from making the existing building look too large, the scheme has been designed to sit lightly on top of the building. This has been considered when materials were chosen for the scheme with a lightweight Cedar Weatherboard being selected. In order to improve the aesthetics of the existing building, some refurbishment works will be undertaken on the existing. This will improve the overall aesthetics of the building and prevents the additional storey looking out of place.
- 3.5 Large windows have been included on the elevational treatment to match the existing position whilst providing a modern approach. The scheme aims to bring the whole building into the 21st century whilst reflecting on its history and the surrounding areas. All existing trees, shrubbery and landscaping surrounding the site perimeters will remain unchanged.
- 3.6 By using modern sustainable construction techniques, the proposal builds upon previous schemes undertaken by the client where off site manufacturing has been utilized in order to reduce disruption. Off-site manufacturing also reduces the build time on site and means that the final units are of a higher quality due to quality control taking place at regular stages along the construction process. This method is extremely sustainable as waste can be minimized and high u-values are reached for all elements reducing the need for heating within the units.

4 Sustainability

4.1 Heating

A modern, efficient gas boiler is to be used for hot water and central heating. Rooms are of appropriate size and fitted with wall-mounted radiators (sized by registered installer) with thermostatic valves to ensure the most efficient system possible and reduce CO2 emissions.

Thermal insulation

The thermal elements of the building fabric are to be constructed to achieve equal or higher thermal resistance levels than those recommended in Building Regulations Approved Doc L.

Materials

All timber used on the project will be from sustainable sources. All steel work would be supplied pre-cut and ready for assembly on site thus reducing cutting and wastage. All concrete will be supplied ready mixed to site in pre-determined quantities. Any waste of construction material would be disposed of to other sites for recycling and reuse. A high level of glazing has been provided in order to create spaces which have high levels of natural light. This will ensure that occupants are comfortable, whilst reducing the reliance upon electric lighting. All glazing is to be 1.6W/ m² K or better (in line with Building Regulations)

Water

All units will have 100% of their water supplied through a water meter, and units will incorporate water saving and efficiency measures that comply with Regulation 36(2)(b) of Part G 2 of the Building Regulations to ensure that a maximum of 105 litres of water is consumed per person per day. Dual flush WCs and high-efficiency appliances will be installed in all WCs and bathrooms. A rainwater collection butt will be included to the rear, with rainwater disposal linking in to the existing system.

Building usage

All light fittings are to be compatible with the most current energy efficient bulbs..

– Relevant planning policy and other material considerations

- a. This section provides an overview of those planning policies relating to the planning application as well as other material considerations.
- b. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications must be determined in accordance with the development plan, unless material considerations indicate otherwise. Other material considerations include items such as national planning policy guidance or statements, up-to-date research and / or site specific reasons.
- c. Section 38(5) of the Planning and Compulsory Purchase Act 2004 requires that where there is a difference in policy, the most recently adopted policy takes precedence.
- d. Regard should also be had to the Government's National Planning Policy Framework (NPPF, 2012).

National planning guidance

National Planning Policy Framework (NPPF, 2012)

- e. The National Planning Policy Framework (NPPF) sets out the Government's commitment to sustainable economic growth and requires Local Planning Authorities (LPA) to approach decision-making positively and proactively. The key sections in the NPPF are set out in the following table.

NPPF Section	Key Consideration
1) Building a strong, competitive economy	Aims to ensure that the planning system does everything it can to support sustainable economic growth. Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of the site being used for that purpose. Applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.
2) Ensuring the vitality of town centres	Local planning authorities should allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres. Council's should recognise town centres as the heart of their communities and pursue policies to support their viability and vitality.
4) Promoting sustainable transport	Safe and suitable access to the site can be achieved for all people. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. Priority should be given to pedestrian and cycle movements, and access to high quality public transport facilities.

NPPF Section	Key Consideration
6) Delivering a wide choice of high quality homes	Paragraph 49 specifically states that, "Housing applications should be considered in the context of the presumption in favour of sustainable development." Paragraph 51 goes on to say, "local planning authorities should identify and bring back into residential use empty housing and buildings in line with local housing and empty homes strategies....they should normally approve planning applications for change to residential use and any associated development from commercial buildings where there is an identified need for additional housing in that area, provided that there are not strong economic reasons why such development would be inappropriate." Paragraph 111 encourages the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value.
7) Requiring good design	Seeks to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
11) Conserving and enhancing the natural environment	The planning system should contribute to and enhance the natural and local environment. Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value.

5 Justification for planning permission

5.1 The applicant seeks full planning permission for the conversion of the existing dwelling to form 5 new units (3X1 bed, 2X2 beds).

5.2 It is considered that the key issues when determining this case are as follows:

- a) The principle of residential use on the application site;
 - i. Affordable housing;
 - ii. Housing mix.
- b) Planning obligations including community infrastructure levy (CIL).

(a) The principle of residential use

5.3 Housing is a strategic priority both locally and nationally (NPPF and Policy PCS10). The provision of new residential flats will contribute to Portsmouth's annual housing targets.

5.4 Policy promotes the reuse and redevelopment of existing developed sites such as this.

5.5 The addition of new residential accommodation is a complementary town centre use and will increase footfall around the existing retail and leisure uses, supporting the vitality and vibrancy of Southsea. The proximity to services, facilities and to public transport make this a highly sustainable location for new development.

5.6 At present, the dwelling is vacant. Converting this into 5 new units will provide much needed residential accommodation for the area.

5.7 Given the above, we are of the view that the proposed residential use is in accordance with the relevant development plan.

(i) Affordable housing

5.8 The site is below the threshold for affordable housing provision. The Court of Appeal has reversed the High Court's quashing of the Government's policy exempting small scale development from affordable housing. Sites delivering 10 or fewer units, or no more than 1,000 sq m gross floor area, which includes this proposal, are therefore exempt from affordable housing provision.

5.9 Given the above, we are of the view that the proposals are in accordance with the relevant development plan.

(ii) Housing mix

5.10 The proposed housing mix takes into account the likely occupants of the residential units for this location, having regard to the local policy advice. In market terms, the town centre location and its excellent public transport also makes it suitable for smaller units. A mix of 1- and 2-bedroom flats have been included to attract a variety of end users.

6 Conclusions

- 6.1 The existing building requires some exterior maintenance which will improve the overall street scene and character of the dwelling.
- 6.2 The proposals will result in the creation of much needed residential dwellings, thereby helping to deliver the housing requirement for the borough, whilst also being in accordance with local and national policy.
- 6.3 The character and appearance will be in keeping and consistent with Forestside Avenue. It will improve the quality of the street scene through new constructions and maintenance.
- 6.4 The proposals include adequate cycle parking, thereby promoting the use of sustainable transport methods.
- 6.5 The proposals comply with planning policy and as such should be granted consent.