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Date: Tuesday 1st July 1, 2025

Address; Norfolk Mews, Sea Front, Hayling Island, PO11 0AP

Planning Statement Norfolk Mews, Sea Front, Hayling Island

Introduction

This Design and Access Statement is submitted in support of a planning application for the proposed change of use of an existing single-storey commercial store to residential (Use Class C3), along with a modest extension to form one self-contained one-bedroom flat. The proposal seeks to make efficient use of previously underutilised space and contribute positively to the housing provision in Hayling Island.

Site and Context

The application site is located at Norfolk Mews, situated just off the Sea Front in Hayling Island. The immediate surroundings are mixed-use in nature, with nearby residential dwellings, holiday lets, and some small-scale commercial units. The existing building is single storey with flat roof construction and is currently a store room which isn't being used. The area benefits from excellent access to the seafront, and local services are within walking distance. The site is not within a conservation area and is not listed.

Design and Appearance

The application seeks the change of use of the existing store to a Class C3 residential unit. A proposed single-storey extension to the rear and side to enable a full one-bedroom flat layout. Installation of new windows/doors and internal reconfiguration. Creation of a small private amenity area and provision for bin and cycle storage. The extension is modest in footprint, sympathetic to the scale of existing buildings. It will not result in overdevelopment of the plot. Materials proposed include render to match the existing structure and fenestration styles will also match the existing. The flat roof construction keeps visual impact minimal.

The internal layout will include an open plan living/dining/kitchen area. A double bedroom with en-suite. Front-facing entrance, with fenestration carefully placed to maximise light and privacy.

Access and Parking

Vehicular and Transport Access the site is in a sustainable, walkable location. Public transport and local services are nearby. No dedicated parking is proposed, due multiple parking spaces available for communal use. Pedestrian Access is directly from Norfolk Mews via the existing entrance, which will be retained and is suitable for residential use.

Cycle and Refuse Storage

Communal Refuse storage is already provided within the boundaries of Norfolk Mews. Cycle storage is proposed within the residential unit.

Flood risk

The site lies outside of the current Flood Zones 2 and 3. However the below measures have been put in place. The new floor construction TBC with a new damp proof membrane being installed and continuous with existing at a minimum DPC level of 150mm above the ground level. The proposed floor level of the extension will be set no lower than the existing or the adjacent properties. Electric points are to be fed from above or sited minimum 500mm above the floor level and not from below or under the floor.

Conclusion

This proposal represents a sustainable and appropriate reuse of an underutilised building in a residential area. It delivers a high-quality one-bedroom flat that respects local character and causes no adverse impact on neighbouring properties.