



SELF-BUILD STATEMENT

99 Atbara Road, Teddington, TW11 9PA

The erection of a self-build detached dwelling with associated refuse stores and 1x ASHP and 6no. solar panels on the roof following the demolition of the existing dwelling.

**PREPARED BY
FIONA JONES BSc (Hons) BTP MRTPI**

September 2024

1.0 STATEMENT

- 1.1 This Statement includes an assessment of Development Plan policies and other material considerations that are relevant to the site and the proposed development and provides justification for the grant of permission. In doing so it defines the housing needs that will be met by the applicant.
- 1.2 The proposed house is to be lived in by Mr and Mrs McDaid and their children, who currently owns the host dwelling at 99 Atbara Road. Mr and Mrs McDaid have been directly involved with the input into the final design and layout of the proposed dwellinghouse, designed by Extension Plans Architects. Mr and Mrs McDaid intend to live in this house as their main accommodation for a minimum of 3 years.

2.0 POLICY CONTEXT

- 2.1 The provision of Self-Build and Custom Housebuilding is increasingly forming a key part of the planning system. The demand for this tenure of housing was first detailed in the 2011 Housing Strategy for England and has since become enshrined in national policy within the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG).

Laying the Foundations: A Housing Strategy for England (2011)

- 2.2 At paragraph 68 of the Strategy it sets out that “there are over 100,000 people looking for building plots across the country and we know from recent market research that one in two people would consider building their own home if they could.”
- 2.3 Furthermore, it found at paragraph 69 that “by making it easier for ordinary people to build their own homes, there is the potential to deliver wider benefits of affordable, greener and innovatively designed homes and to make a significant contribution to the number of new homes built in this country”.
- 2.4 The Governments ambition is clearly detailed at paragraph 71 which states that “the Government wants to make building your own home a mainstream housing option – an affordable way of building a place people are proud to call home”.

National Planning Policy Framework (2012)

- 2.5 The now superseded National Planning Policy Framework 2012 (NPPF 2012) required local authorities to ensure that their strategies for housing, employment and other uses are integrated and that they took full account of relevant market and economic signals (paragraph 158).
- 2.6 In doing so local authorities were instructed to undertake a Strategic Housing Market Assessment (SHMA) to assess their future housing requirements and to work with neighbouring authorities where housing market areas cross administrative boundaries (paragraph 159). The NPPF 2012 made clear this included the need to take account of requirements for “people wishing to build their own homes”.
- 2.7 Having assessed these requirements, paragraph 50 told local authorities to then plan for a mix of housing to deliver a wide choice of high-quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities. This was required to take account of current and future demographic and market trends and the needs of different groups in the community, including “people wishing to build their own homes.”

The Community Infrastructure Levy (Amendment) Regulations (2014)

- 2.8 The amendments to the Community Infrastructure Levy (CIL) regulations on 24 February 2014 introduced the exemption for Self-Build and Custom Housebuilding at section 54A.

The Community Infrastructure Levy (Amendments) Regulations (2019)

- 2.9 The 2019 amendments to the CIL Regulations continue to support an exemption for Self-Build and Custom Housebuilding.

The Self-Build and Custom Housebuilding Act (2015)

- 2.10 The Self-Build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) placed a legal duty on local authorities to keep a Register of individuals and associations of individuals (i.e. groups) who want to acquire serviced

plots of land and to have regard to that Register when carrying out its planning, housing, land disposal and regeneration functions.

- 2.11 A legal definition of Self-Build and Custom Housebuilding, for the purpose of applying the Act, is contained in Section 1(A1) and (A2) of that Act as:
- “(A1) In this Act ‘Self-Build and Custom housebuilding’ means the building or completions by -*
- (a) Individuals,*
 - (b) Associations of individuals, or*
 - (c) Persons working with or for individuals or associations of individuals, of houses to be occupied as homes by those individuals.*
- (A2) But it does not include the building of a house on a plot acquired from a person who builds the house wholly or mainly to plans or specifications decided or offered by that person.”*

The Housing and Planning Act (2016)

- 2.12 The 2016 Housing and Planning Act at Section 10 places a duty (which came into force on 31 October 2016) on local authorities to grant sufficient development permissions to meet the demand for Self-Build and Custom Housebuilding in their area arising in each Base Period within the three years after the end of the Base Period.
- 2.13 There is no duty on authorities to directly provide the serviced plots themselves, but Government guidance advises that they can work in partnership with another landowner - a public body or a private landowner; deliver plots through their planning policies; and, by encouraging and permitting planning applications, either as windfall or as part of a larger site.

National Planning Policy Framework (2021)

- 2.14 Paragraph 61 says that in determining the minimum number of homes needed, strategic policies should be informed by a local housing need assessment. It goes on at Paragraph 62 to say that within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in policy, including “people wishing to commission or build their own homes” with footnote 26 of the NPPF 2019 detailing that:

“Under Section 1 of the Self-Build and Custom Housebuilding Act 2015, local authorities are required to keep a Register of those seeking to acquire serviced plots in the area for their own Self-Build and Custom Housebuilding. They are also subject to duties under sections 2 and 2A of the Act to have regard to this and to give enough suitable development permissions to meet the identified demand. Self and Custom Build properties could provide market or affordable housing”

2.15 Annex 2 of the NPPF 2019 defines Self-Build and Custom Housebuilding as:

“Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-Build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act.”

Planning Practice Guidance (2021)

2.16 The Self-Build and Custom Housebuilding section first introduced on 1 April 2016 and last updated on 8 February 2021.

2.17 Paragraph 0386 provides guidance on what constitutes a suitable development permission in respect of meeting the Statutory Duty under the heading of ‘how can authorities record suitable permissions’. This states that:

“The legislation does not specify how suitable permissions must be recorded. However, the following are examples of methods a relevant authority may wish to consider to determine if an application, permission or development is for self-build or custom housebuilding:

- *Whether developers have identified that self-build or custom build plots will be included as part of their development and it is clear that the initial owner of the homes will have primary input into its final design and layout;*
- *Whether a planning application references self-build or custom build and it is clear that the initial owner of the homes will have primary input into its final design and layout; and*

- *Whether a Community Infrastructure Levy or Section 106 exemption has been granted for a particular development.*

A relevant authority must be satisfied that development permissions being counted meet the legislative requirements”.

2.18 The benefits of self-build and custom housebuilding are set out at paragraph 16a which explains that *“self-build or custom build helps to diversify the housing market and increase consumer choice. Self-build and custom housebuilders choose the design and layout of their home and can be innovative in both its design and construction”.*

2.19 The PPG sets out that *“section 2(1) of the Self-Build and Custom Housebuilding Act 2015 places a duty on relevant bodies to have regard to each self-build and custom housebuilding register”* and that *“the registers that relate to the area of a local planning authority – and the duty to have regard to them – needs to be taken into account in preparing planning policies, and are also likely to be a material consideration in decisions involving proposals for self and custom housebuilding”.*

Development Plan

2.20 In respect of Custom and Self Build, the Richmond-upon-Thames Local Plan (adopted 2018) states at paragraph 9.4.17:

“The Government wants to enable more people to build or commission their own home and wants to make this form of housing a mainstream housing option. The requirement for the Council to keep a register of individuals and associations of individuals who are seeking to acquire serviced plots of land in their area came into effect in April 2016 and while the Council's Register is live there is not yet comprehensive information on demand. Other sources suggest a level of demand in the borough, and while they could form part of the overall housing mix there is limited land supply, high land values and other priority land uses which may need to be considered in particular to optimise overall housing delivery. Demand will be a consideration in the Council's planning, housing, land disposal and regeneration functions. Further details for setting local eligibility criteria and for local authorities seeking exemption of the duty to grant sufficient development permissions to meet demand for self-building were announced in October 2016”.

- 2.21 The Council has set up a register for people who are interested in a self-build or custom-build home in Richmond upon Thames. The details of the applicant have been sent to the Planning Policy department to be added to the register.
- 2.22 Self-Build Housing is a sector of housing in its own right and Policy LP37 'Housing Needs of Different Groups' is relevant in this case. This confirms that "Planning permission will be granted for new accommodation where housing is providing for an identified local need, across a range of tenures, providing they are on a site and in a location suitable for that particular use, and in accordance with environmental, transport, parking and other relevant policies".
- 2.23 The NPPF 2021 is clear that the Government's objective is to significantly boost the supply of homes, and that in doing so the needs of groups with specific housing requirements, including those who wish to build or commission their own home, must be addressed.
- 2.24 Substantial weight should be afforded to the provision of this proposed Self-Build and Custom Build home in the planning balance in the determination of this application. The applicants would agree to the following condition being added to the planning permission:

The dwelling hereby permitted shall only be commissioned and constructed as a self-build and custom housebuilding house, as defined in the Self-Build and Custom Housebuilding Act 2015 (as amended) and shall be first occupied by at least one person who has had primary input into the final design and layout of the dwelling.

Reason for condition:- To ensure the satisfactory development of the site and for the purposes of BNG exemption.