

Design & Access Statement
August 2024



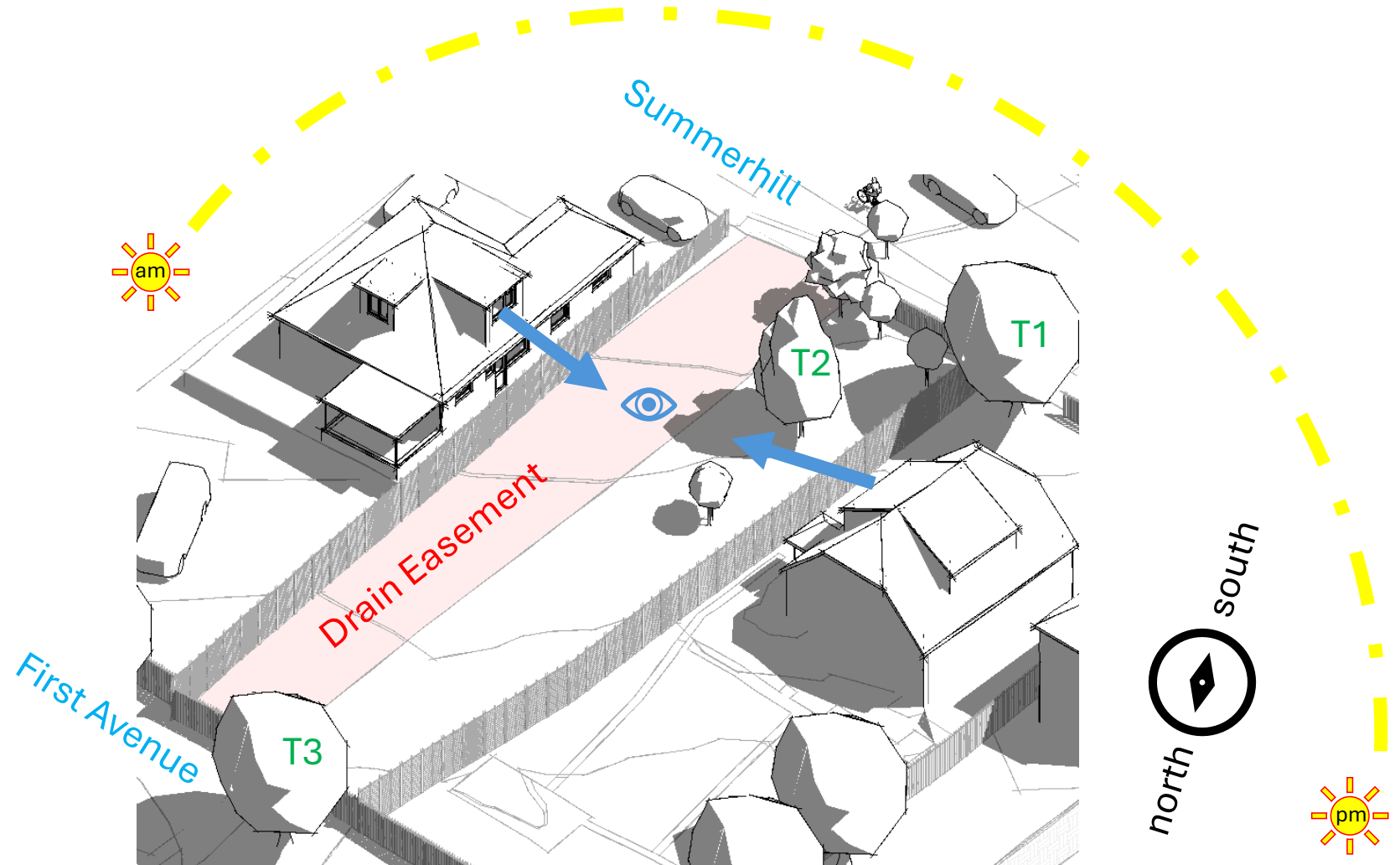
36 Summerhill, Waterloooville, PO8 8XE

Following the approval of a 4 bed detached dwelling on this site through application APP/24/00115. Our client has purchased the site and wishes to create a new home for their own occupation.

The previous design was a speculative proposal to prove a dwelling on this site was feasible. Our client would like to propose an improved bespoke design that responds well to the two flanking dwellings as well as the street scene.

The main site features are:

- Upper floor windows from 2 flanking dwellings.
- Ground is highest in the south [Summerhill] and lowest in the north.
- Three trees on site T1 Horse Chestnut, T2 Western Red Cedar & T3 English Oak.
- Drain easement runs along the eastern boundary.
- Immediate neighbouring buildings are 1.5 storeys, but the street is typically 2 storey.



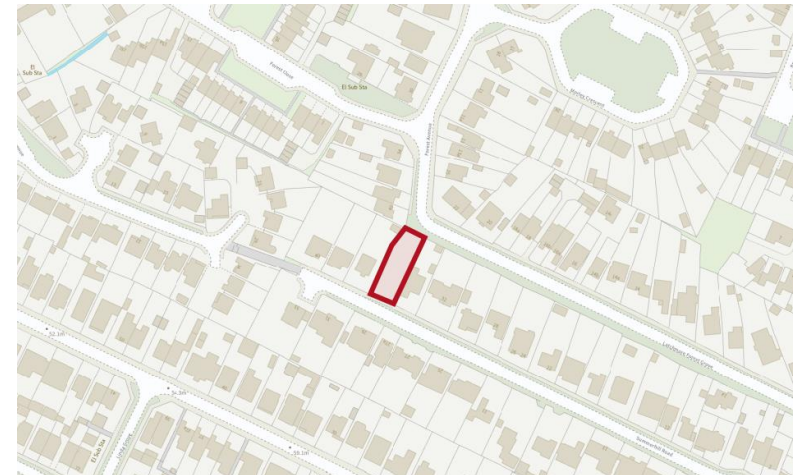
Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
468963/111272

Created
29 Aug 2024 14:59

Your selected location is in flood zone 1, an area with a low probability of flooding.



-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area



Please see tree report for full details on Trees.

T1 is a healthy tree which has a good street presence on Summerhill.

T2 is not so healthy and is a non-native tree that is planted in the middle of the site, it does not have a good street presence and appears thin on the lower branches and is covered in ivy which has affected its growth. It is felt that the removal of this tree and replacement with 2 new native trees more befitting to the location would improve not only the aesthetics of the site but also the biodiversity of the site as a whole.

T3 sits to the rear of the site, it is a pleasant oak tree that has a street impact on First Avenue



T1 Horse Chestnut



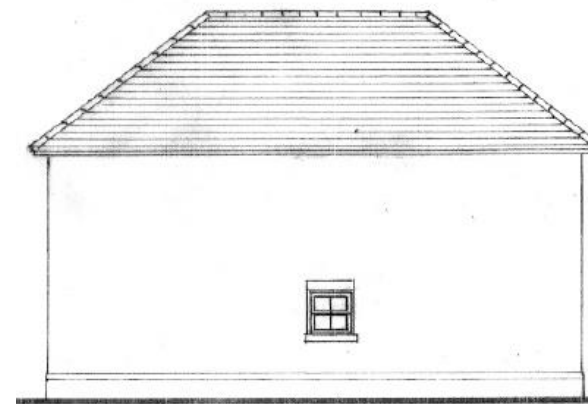
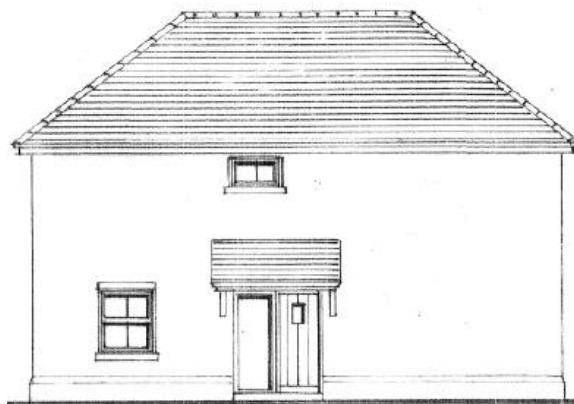
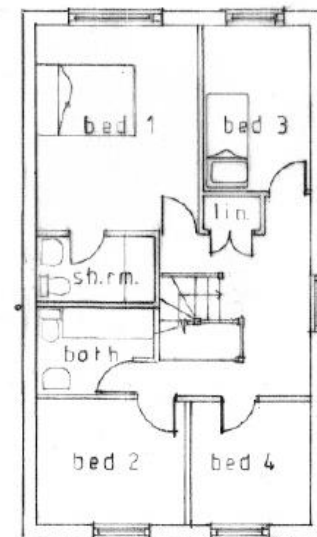
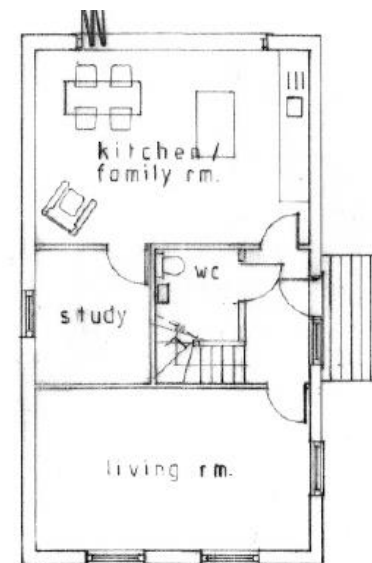
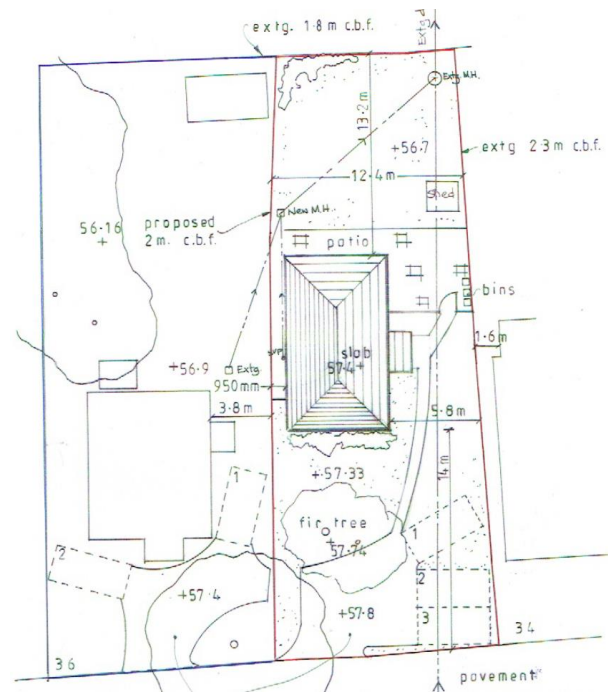
T2 Western Red Cedar



T3 English Oak

Previously approved scheme APP/24/00115, in our opinion is not a good design for the site.

- It is a generic anywhere design. There is no clue to the scale of the buildings either side.
- The section is level from front to rear despite there being a fall across the site of over a meter – this would result in excessive need to move earth around.
- It does not reflect the era it would be built in. It appears more mid 20th Century than early 21st century. There are no solar panels, the windows are small.
- It is quite a high building – especially considering if it level to the ground at the front, the rear elevation would have a ground floor well over a meter higher than the adjacent ground level.
- It will add nothing to the charm / character of the street scene.



Site Description

1.1 The application site relates to a two storey detached property, located to the north side of Summerhill Road on a large plot. To the rear of the site is Latchmore Forest Grove. Vehicular access is from Summerhill Road with parking to the side of 36 Summerhill Road.

1.2 The application site is rectangular in shape with a width of approximately 29 metres and a length of approximately 39 metres. The application site has an area of approximately 1065 m2.

1.3 The character of the area comprises of detached properties with plot sizes smaller than the application site.

1.4 There are two TPOs on the application site, one being an Oak Tree and the other a western Red Cedar. Part of a TPO area is also located on the west side of the application site.

1.5 The site falls within Flood Zone 1 and would remain so in 2115.

2 Planning History

[Erection of 1No. 4 bed house with associated access \(Plot 1\)](#)

Ref. No: APP/13/00318 | Status: Decided

[Erection of 1No. 4 bed house with associated access \(Plot 2\)](#). Ref. No:

APP/13/00348 | Status: Decided

[Discharge of Condition No's 2, 3, 5, 6, 7 and 11 of Planning Permissions APP/13/00348 and APP/13/...](#)

Ref. No: APP/13/00617 | Status: Decided

[Erection of 1No.4 bedroom detached dwelling; reduce crown to 9 metres on T3 oak, raise canopy to ...](#) Ref. No: APP/24/00115 | Status: Decided

3. Description

3.1 The proposal would involve the erection of a 1No 4 bedroom part single and part two storey detached dwelling to the east side of the existing dwellinghouse. The proposed dwellinghouse would be set back within the site with a width of approximately 7 metres, a depth of approximately 20 metres with a flat roof having a maximum height of approximately 6.3 metres. The length of the two storey element is only 12metres.

3.2 The proposed development would also involve works to the TPOs. These would involve the reduction of the crown to 9 metres on the Oak Tree and removal of the Western Red Cedar. This tree would be replaced with a Rowan and a Field Maple tree in more prominent positions on the site.

4. Policy Considerations National Planning Policy Framework

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS16 (High Quality Design)

CS19 (Effective Provision of Infrastructure)

CS9 (Housing)

DM10 (Pollution)

DM13 (Car and Cycle Parking on Residential Development)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

DM9 (Development in the Coastal Zone)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

DM24 (Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)

Listed Building Grade: Not applicable.

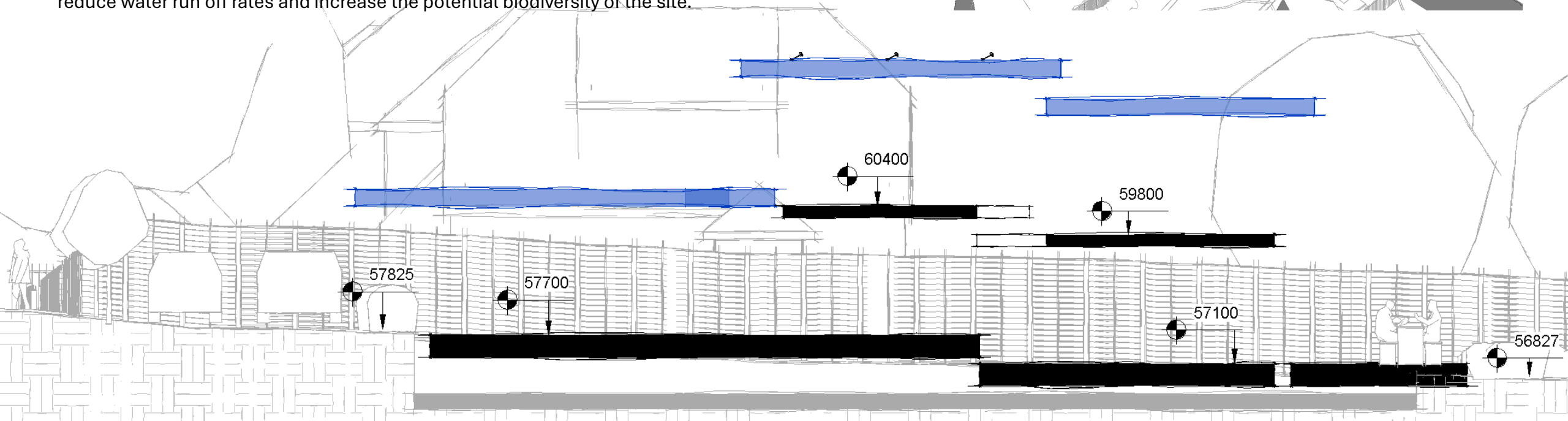
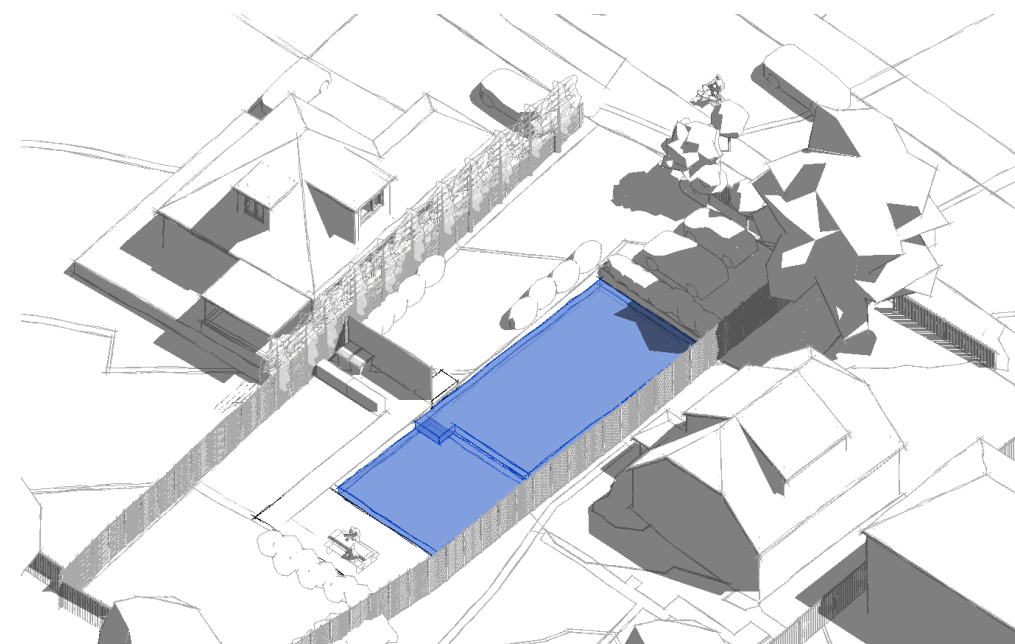
Conservation Area: Not applicable.

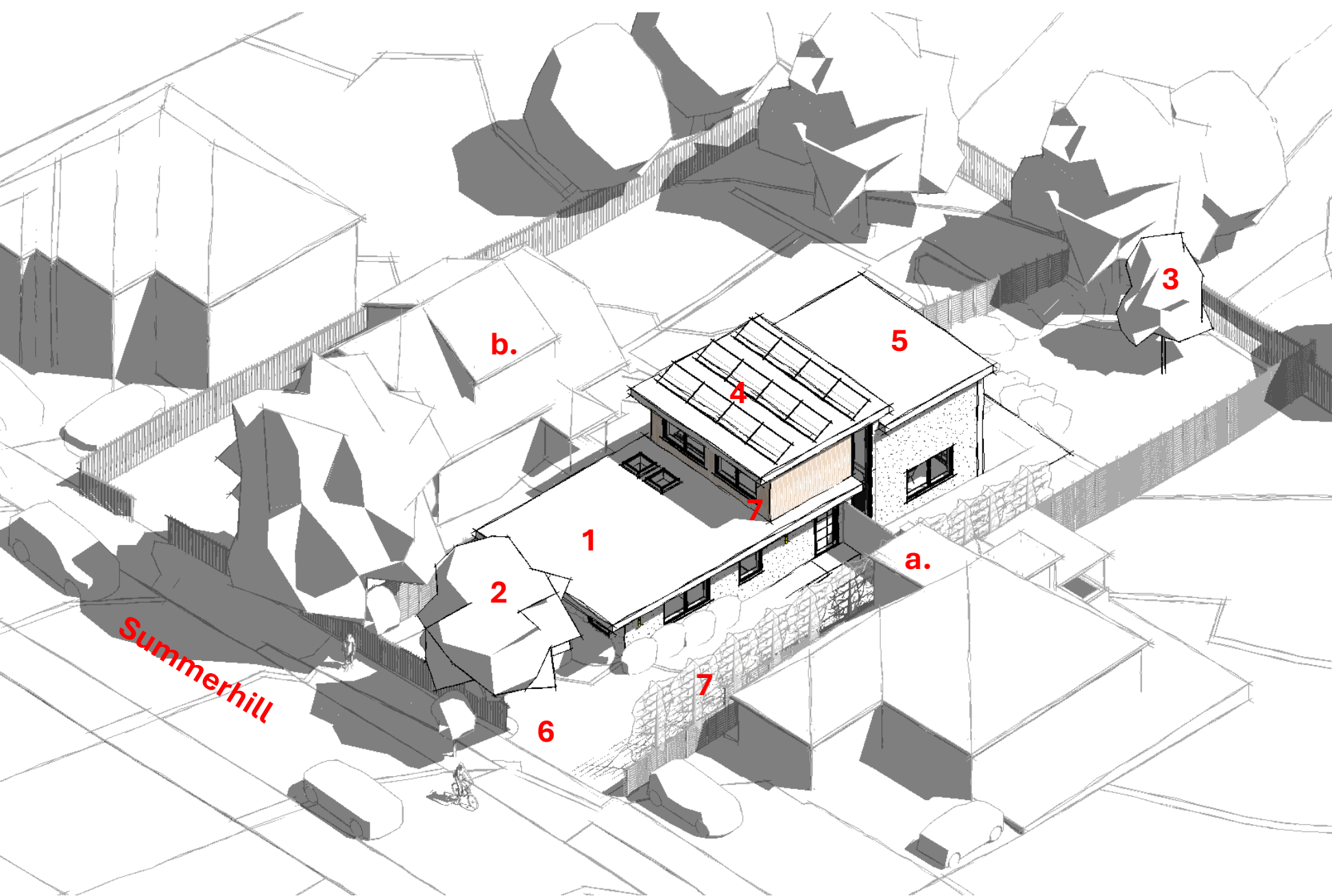
The design concept was established in section. A front [upper] ground floor level was established and then a rear [lower] ground floor level was set. These follow the natural slope of the ground.

Due to the 1st floor windows looking over the front section of the site, it was decided to have no first-floor accommodation to the front of the site. This would then tie in the chalet bungalow aesthetic that is established on this part of the street.

The contemporary, contour following sectional arrangement will also help define living/ kitchen / circulation areas within the dwelling.

We then proposed a flat roof above to continue with the contemporary section of the dwelling. This would then offer ample space for solar panels and planted green roofs to reduce water run off rates and increase the potential biodiversity of the site.





1. Single storey green roof element to front of site. This preserves the light to the two flanking sites dormers [a&b]. It also reduces the mass of the building facing the street.
2. Acer [Field Maple] New Tree
3. Rowan – New tree
4. South facing solar panels on roof.
5. Flat roof reduces height of the building from the approved and thus improves sunlight in neighbours gardens.
6. Access as existing – approved scheme did move it closer to the TPO tree to the west.
7. Pleached tres boundary for mutual privacy.



Environmental Section

1. Floor levels follow topography of ground to reduce earth movements.
2. Solar panels on roof
3. Green planted roof to reduce rainwater run off speed and increase biodiversity.
4. Wall, floor, & roof – highly insulated, airtight construction to reduce heating needs.
5. Dedicated plantroom containing MVHR system etc.
6. Skylights etc to ensure good daylight levels throughout dwelling
7. Ground source heat pump to reduce carbon usage.



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Horse Chestnut [Existing]

Field Maple [New]





Application Site





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