

Supporting Statement – APP/25/00390

Land to the side of 1 Highfield Parade, Waterloooville

We are submitting this statement to address points of objection raised on planning application APP/25/00390, which proposes the construction of a modest two-bedroom dwelling on land adjacent to 1 Highfield Parade. The intention of this development is to make positive use of an underutilised plot, improve the appearance of the site, and contribute to the local housing supply in a sustainable location.

1. Purpose and Benefits of the Proposal

Efficient Use of Land

The proposed dwelling occupies a small and currently underused piece of land within an established residential and commercial area. Redeveloping this plot will:

- remove an unattractive unused corner of land,
- discourage fly-tipping and anti-social use,
- provide a well-designed residential property that enhances the area's appearance.
- Contribution to Housing Need

Havant Borough Council continues to face strong housing pressures. A well-designed two-bedroom property contributes to the mix of homes available locally, supporting:

- first-time buyers,
- downsizers,
- small families and couples.

2. Design and Character

The proposed dwelling has been carefully designed to reflect:

- the scale of nearby homes,
- appropriate use of materials,
- the existing pattern of development along Burnside and Highfield Parade.

A two-bedroom property is entirely appropriate for this type of infill location and does not conflict with larger homes elsewhere in Burnside. Mixed housing sizes are common across the area and contribute to a balanced community.



3. Relationship with Neighbours and Business Premises

- Respecting Local Businesses
- The dwelling has been positioned and designed so that:
- it does not obstruct access to shops,
- it does not restrict business visibility,
- it does not remove any current operational space.

The proposal does not reduce customer parking for local businesses and will in fact result in a tidier, safer and better-presented site.

Maintaining Good Neighbour Relations

We fully understand concerns raised regarding the present condition of the land. Planning this development has always included the intention to improve and maintain the site permanently. The proposal represents an opportunity to resolve existing issues, rather than contribute to them.

4. Access, Parking and Highways

The proposal includes:

- safe and appropriate vehicular access from Burnside,
- off-street parking for future occupants,
- cycle storage,
- appropriate refuse arrangements.
- Full access for emergency vehicles
- Full access for commercial vehicles

The Highways Authority has set clear requirements, all of which the proposal is designed to meet. The development does not rely on public parking or cause displacement of business parking.

5. Summary

This development represents an improvement to the appearance and maintenance of the site, a contribution to local housing need, a modest, well-designed infill dwelling appropriate to its surroundings, no detrimental impact on businesses, neighbouring homes or the wider area.

