Design and Access Statement

Proposed New Dwelling on Land to the Side of 25 Albertia Avenue, Waterlooville

Outline Planning Application

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1. Introduction

This Design and Access Statement has been prepared in support of an outline planning application for the erection of a new two-storey dwelling on land located to the side of 25 Albertia Avenue, Waterlooville. The statement seeks to explain the design rationale, the amount and layout proposed, and how access to and within the site will be achieved, in accordance with relevant planning policy and guidance.

All matters are considered at outline stage with the exception of landscaping, which is proposed as a reserved matter.

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2. Site Context and Surroundings

The application site comprises a parcel of land measuring approximately 200 square metres, situated to the side of No. 25 Albertia Avenue. The site lies within an established residential area characterised primarily by two-storey dwellings of varying architectural styles, constructed predominantly in brick with tiled roofs.

The surrounding streetscape reflects a suburban character with private gardens, off-street parking, and soft landscaping contributing positively to the local environment. Access to the proposed dwelling is taken from Spinney Close, which serves nearby residential properties.

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3. Amount

The proposal is for a single, two-storey dwelling with a total internal floor area of approximately 92 square metres, providing family-sized accommodation appropriate to the character and density of the surrounding area.

The scale and amount of development are considered proportionate to the site size and consistent with neighbouring residential plots.

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4. Layout

The internal layout has been designed to provide functional and flexible accommodation suitable for modern family living:

Ground Floor

- Kitchen / diner
- Lounge
- Accessible WC

First Floor

- One double bedroom
- Two single bedrooms
- Family bathroom

The dwelling is positioned to allow for sizable garden areas to both the front and rear, ensuring adequate private amenity space. The siting also allows appropriate separation distances from neighbouring properties, safeguarding residential amenity.

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5. Scale

The proposed dwelling is two storeys in height, reflecting the prevailing scale of development in the immediate area. The building height, massing, and proportions are designed to integrate comfortably within the existing streetscape without appearing overbearing or visually intrusive.

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6. Appearance and Materials

The appearance of the proposed dwelling has been carefully considered to reflect and complement the character of the surrounding area. The proposed external materials include:

- **Pitched tiled roof**
- **Quality facing brickwork** at ground floor level
- **Composite cladding** at first floor level
- **UPVC double-glazed windows and doors**
- **UPVC fascia and soffit boards**

These materials are commonly found locally and will ensure the dwelling presents a high-quality and cohesive appearance.

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7. Access

Vehicular Access and Parking

Vehicular access is provided from Spinney Close. The proposal includes two off-street car parking spaces located on the west elevation of the dwelling, meeting local parking standards and minimising on-street parking pressure. Existing parking arrangements on the host property to be retained.

Pedestrian Access

The main entrance door to the dwelling is located on the north elevation, accessed directly from Spinney Close. This provides clear, safe, and convenient pedestrian access.

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8. Inclusive Access

The dwelling has been designed with inclusive access principles in mind. An accessible WC is provided at ground floor level, and level access to the main entrance can be achieved subject to detailed design at reserved matters stage.

Internal circulation spaces are designed to allow ease of movement for all users.

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9. Landscaping (Reserved Matter)

Landscaping is proposed as a reserved matter. However, the outline scheme makes provision for:

- Soft landscaping to front and rear garden areas
- Selected planting to enhance visual amenity
- Boundary treatments to define private and public spaces

The landscaping strategy will seek to enhance biodiversity and integrate the development sensitively within its surroundings.

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10. Refuse and Cycle Storage

Adequate on-site refuse storage is provided, positioned for convenient access while minimising visual impact. Secure cycle storage will also be provided within the site boundary, encouraging sustainable modes of transport.

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11. Sustainability Considerations

The proposed development represents an efficient use of land within an established settlement. The compact form, modern construction methods, and high-quality materials will contribute to reduced energy consumption and long-term sustainability.

Further sustainability measures can be explored at the detailed design stage.

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12. Planning Policy Context

This proposal has been assessed against the adopted East Hampshire District Local Plan: Joint Core Strategy (JCS), saved Local Plan policies, and the National Planning Policy Framework (NPPF).

The site lies within the defined settlement boundary of Waterlooville, where residential development is acceptable in principle subject to detailed considerations of design, amenity, access, and character.

The proposal demonstrates clear compliance with the following key policies, with direct alignment between policy objectives and the design outcomes of the scheme:

- **CP1 – Presumption in Favour of Sustainable Development**
  The development represents an efficient and sustainable use of underutilised land within an existing residential area. The scale of development is proportionate, supports housing delivery, and causes no demonstrable harm that would outweigh the benefits of providing a new dwelling.
- **HN1 – New Housing in Settlement Policy Boundaries**
  The proposal delivers a single dwelling within the settlement boundary, at a density and scale consistent with surrounding residential development. Adequate private amenity space, off-street parking, and refuse and cycle storage are provided, ensuring the development integrates successfully without adverse impact on neighbouring occupiers.
- **CP20 – Landscape**
  The layout has been deliberately arranged to retain meaningful garden areas to the front and rear, providing opportunities for soft landscaping and planting. While landscaping is a reserved matter, the scheme establishes a framework capable of delivering landscape enhancements that respect local character and contribute positively to visual amenity.
- **CP29 – Sustainable Transport**
  Safe and convenient pedestrian access is provided from Spinney Close, with the principal entrance clearly defined on the north elevation. Two on-site car parking spaces are provided in accordance with local standards, together with secure cycle storage, reducing reliance on private vehicles and supporting sustainable travel choices.
- **CP25 – Developer Contributions**
  Given the modest scale of the proposal, the development will not place undue pressure on local infrastructure or services.

In addition, the proposal accords with the objectives of the NPPF, particularly Sections 11 and 12, by making effective use of land, delivering a well-designed place, and ensuring development is sympathetic to local character while meeting modern living standards.

13. Conclusion

This outline proposal for a new dwelling on land to the side of 25 Albertia Avenue represents a sustainable and policy-compliant form of development within the settlement boundary of Waterlooville.

The scheme has been carefully designed to align with the relevant policies of the East Hampshire District Local Plan and Joint Core Strategy. It delivers an appropriately scaled dwelling that respects the established residential character of the area, safeguards neighbouring amenity, and provides suitable access, parking, and private amenity space.

The proposal accords with Policies CP1, HN1, CP20, CP29 and CP25, as well as the design and sustainability objectives of the National Planning Policy Framework. No technical or policy conflicts have been identified that would justify refusal of the application.

It is therefore concluded that the development constitutes an acceptable and sustainable form of infill residential development and should be supported at outline stage, with landscaping appropriately reserved for future consideration.

14. Site Photographs