Planning Statement

Proposed Single Storey Outbuilding for Child Therapy Use
Site Address: 6A Dornmere Lane, Waterlooville, Hampshire, PO7 8QH

Introduction

This Planning Statement has been prepared in support of a householder planning application for the erection of a single-storey outbuilding within the rear garden of 6A Dornmere Lane, Waterlooville, Hampshire.

The proposed development seeks to create a small, calm and private therapy and recreational wellbeing space for children. The outbuilding is intended to remain ancillary to the main dwelling and has been carefully designed to respect the character of the surrounding residential area, protect existing trees on site, and provide a healing environment that connects users with nature through natural light and views of greenery.

Site Context

The application site comprises a residential property with a mature garden setting that includes several established trees which make a positive contribution to the character and appearance of the area. These trees are protected under a Woodland Tree Preservation Order and are an important feature of the site. A detailed Arboricultural Impact Assessment, Tree Protection Plan and Arboricultural Method Statement have been prepared to accompany this application.

Proposed Development

The proposal is for the erection of a modest single storey outbuilding within the rear garden, designed to be subordinate to the main dwelling in scale and appearance. The building has been positioned to avoid harm to existing trees and their root protection areas, with low-impact foundations proposed to minimise ground disturbance. The design incorporates rooflights to provide soft, diffused natural daylight, which will enhance the internal environment and reduce reliance on artificial lighting. The overall form, height and footprint of the outbuilding ensure that it will not appear visually dominant and will integrate sensitively within the garden setting.

Nature-Led Design and Wellbeing

The outbuilding has been specifically designed to create a calming, therapeutic environment for children by maximising the benefits of the surrounding natural setting. The inclusion of rooflights allows diffused daylight to enter the space, creating a gentle and soothing internal atmosphere. The building's proximity to mature trees and greenery will provide visual connection with nature, which is widely recognised as beneficial for mental wellbeing, emotional regulation and therapeutic activities. The quiet garden setting allows the space to function as a restorative environment, supporting recreational and therapeutic use without disturbance from the main household or surrounding properties.

Use of the Outbuilding

The outbuilding will be used as a small-scale child therapy and wellbeing space, operating in a manner that remains compatible with residential use. The use will be low intensity and limited to one child at a time, supported by a single therapist. The proposed hours of operation are within typical daytime and early evening periods, with only a small number of sessions per day. The use will not operate as a commercial clinic and will not result in significant footfall, noise or disturbance beyond what would normally be expected within a residential setting. The activities proposed are quiet in nature and are fully compatible with neighbouring residential amenity.

Parking and Highway Considerations

The proposal will not result in any material harm to highway safety or parking conditions. The limited number of therapy sessions per day will generate very low levels of additional traffic, comparable to normal residential visitor movements. The site benefits from existing off-street parking within the driveway, which will accommodate any occasional visitor without reliance on on-street parking. As a result, the development will not lead to congestion or inconvenience for neighbouring residents and will not place pressure on the local highway network.

Residential Amenity

The proposed outbuilding will not give rise to any unacceptable impacts on neighbouring residential amenity. Its modest scale and single storey height ensure that it will not appear overbearing or result in loss of light to adjacent properties. The building will not introduce overlooking or privacy concerns, as it is located within the rear garden and does not introduce elevated views or intrusive openings towards neighbouring dwellings. The low-key nature of the intended use further ensures that noise and activity levels remain compatible with the residential character of the area.

Planning Policy Context

The proposal accords with local planning policies that support modest domestic outbuildings where they are subordinate to the main dwelling, respect the character of the area, and do not result in harm to neighbouring amenity. The scheme also aligns with policies seeking to protect trees and landscape features, promote sustainable forms of development, and encourage high-quality design that responds positively to its context. The low-impact construction approach and nature-led design principles further support the sustainability objectives of the development plan.

Conclusion

The proposed single storey outbuilding at 6A Dornmere Lane represents a sensitive and well-considered form of development that enhances the usability of the garden while protecting its natural features. The proposal provides a calm and therapeutic environment for children, makes positive use of natural light and the surrounding landscape, and safeguards existing protected trees through appropriate design and construction methods. The scale, siting and

use of the outbuilding will not result in harm to neighbouring amenity, highway safety or the character of the area. On this basis, the development is considered acceptable in planning terms and is respectfully recommended for approval.