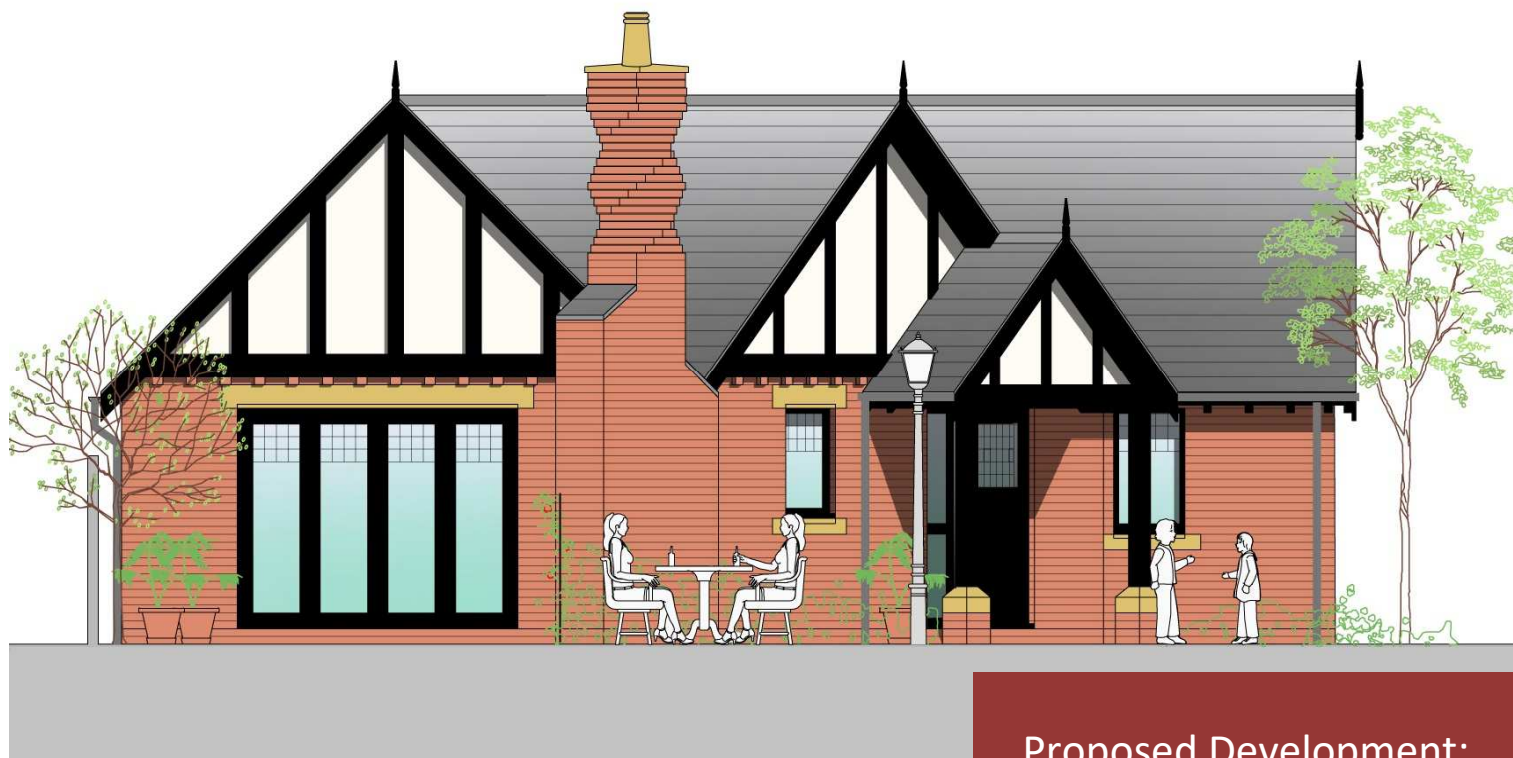




Proposed Development:

Land to the rear of

45 Hulbert Road

Bedhampton

Havant PO9 3TA

Design and Access Statement

28195-PD600

Jan 2026



pdp architecture llp

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1.0 INTRODUCTION:

This Design and Access Statement has been prepared by PDP Architecture LLP in support of a Full Planning Application for a proposed new separate, single storey dwelling to the rear of 45 Hulbert Road, Bedhampton, Havant PO9 3TA

2.0 SITE CONTEXT:

Located to the rear of 45 Hulbert Road, the application site is on the western side of Hulbert Road (B2150) within a fully residential area made up of predominantly detached and semi-detached single and two-storey dwelling houses of mixed architectural styles.

The property which currently occupies the site of 45 Hulbert Road is a 3-bedroom detached dwelling with a gross internal area of approx. 124m². It sits on a significantly large plot measuring 1,118m². The length of the rear garden measures approx. 56 metres.

Within the site, adjacent to the existing dwelling is a flat roofed detached garage which is proposed to be demolished. To the west and approx. 27 metres away from the rear elevation of the main house is a small single storey, hipped roof garden outbuilding.

To the south of number 45 are 2 storey detached houses, with a separate bungalow within the former curtilage of their rear gardens. To the southwest of the site are two-storey pitched roof houses of Matthews Close. The houses in this area have shorter gardens. To the north the houses have longer rear gardens with these properties made up of bungalows, chalet bungalows and two storey houses.



Aerial view of proposed site



Site plan of proposed site



Aerial view of proposed site



Access to 41 Hulbert Road (and rear bungalow)



View of the houses in Matthews Close



Access to 45 Hulbert Road and existing house and garages

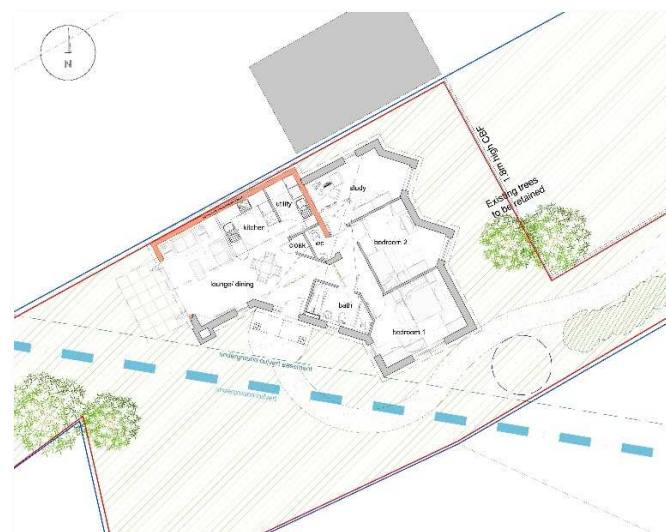
3.0 PLANNING HISTORY OF THE SITE

An application for a 2-bed bungalow (extension of the existing outbuilding) was refused in January 2013 (APP/121012). This decision was overturned on appeal in Sept 2013 (APP/X1735/A/13/2194838) where the Planning Inspector felt due to the smaller plots to the south of the site, and the development at 41 Hulbert Road, the siting of a bungalow in this location would not be detrimental to the character of the area and the rear gardens.



Original 2012/13 proposal, approved on appeal

However, in preparation for constructing that proposal an underground culvert was discovered which had not shown up on utilities searches. Investigations in to whether the culvert could be diverted or built over proved unviable and following discussions with Havant Borough Council's planning department a revised application for a smaller bungalow dwelling sited adjacent to, but not over the culvert was submitted in July 2016 and approved in September 2016 (APP/16/00767). However, this permission has since lapsed.



2016 approval responding to the culvert crossing the site



2016 approval elevations

4.0 PRE-APPLICATION ADVICE:

Strategy for Massing & Layout

A Pre-Application Request was submitted to Havant Borough Council's Planning Department in August 2025. It was given Planning Pre-Application Reference: GEN/25/00735 with a written response by Pre-App Officer Selina Donophy, received on 25th September 2025.

The proposals put forward in the pre-app were predominantly that now form the full planning application. The pre-app was favourably received and noted the proposals were very similar to the 2016 approval:

"The alterations to the elevations appear to be relatively minor changes and I do not envisage there to be any issues following from the 2016 approval. It appears that adequate rear garden amenity space would remain following the erection of the outbuilding."

The single storey height of the proposals and the size of the site were favourably received, and it was noted the garden office would likely include a condition restricting its use as such to prevent it becoming an annex dwelling, which the applicant has no issue with.

The pre-app noted updated Tree Protection Plans would be required in the full application and an arborist report, survey and protection plan have been carried out and form part of this application.

Boundary treatments were started as being required to form part of the application and a boundary treatment plan is included in this submission.

It was noted the site is not in a flood risk area. It was also noted that energy saving features and ecologically enhancing features would be incorporated into the proposal and this would be supported by the LPA.

Developer Contributions listed included:

- Compliance with Habitats Regulations
- Solent Recreation Mitigation Strategy
- Nutrient Neutrality

The pre-app response concluded:

"It is suggested that the applicant proceeds with the proposal and submits a full planning application with the LPA."

5.0 PROPOSAL - MASSING & LAYOUT:

Strategy for Massing & Layout

The proposal is to revisit the bungalow approved in 2016 (APP/16/00767) with some amendments to suit the changes in that time for the applicant.

Therefore, the proposal is for the demolition of the existing rear outbuilding and garage, and the construction of a 2-bedroom bungalow in the rear garden of 45 Hulbert Road. The existing outbuilding has a footprint of 36sqm. The proposed dwelling would replace it, to give a total footprint of 109m².

As per the previous approval the building's location and form have been informed by the positioning of the underground culvert. Due to the shape of the proposal a different architectural approach and language was used from that of the existing building (itself a rather crude render and brick design).

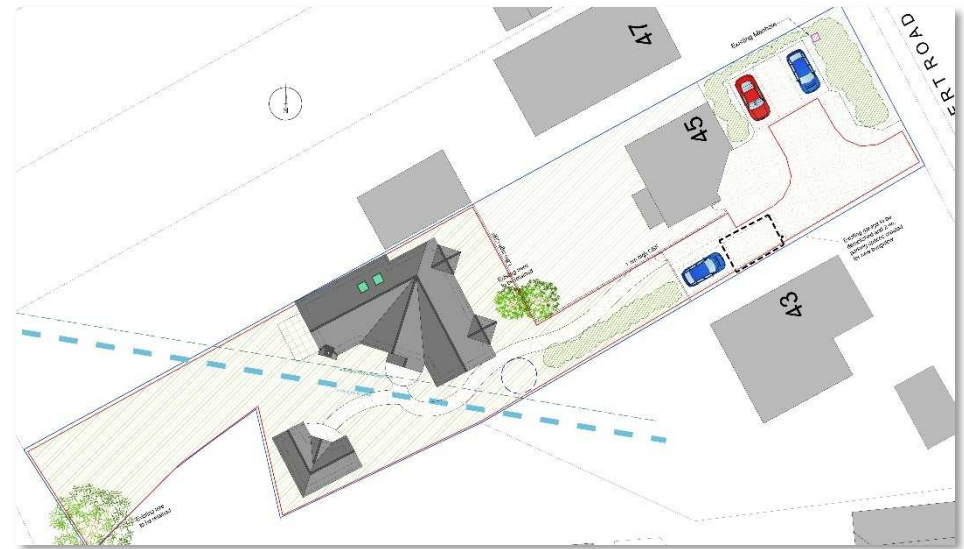
The dwelling would be single storey with a pitched roof which forms an 'L' shape providing two gable ends with a third gable at located within the valley of the main roof giving an elevation at 45 degrees to the two wings of the 'L' shape.

The internal layout differs slightly from the previously approved plans with the entrance located nearer to the southern end of the building, accessed through a covered porch. The entrance door accesses into a large open plan living/ dining/ kitchen space given interest by the shape of the building with an angled feature fireplace in one corner.

From this reception space the master bedroom can be accessed with its own spacious en-suite. Behind, through a short lobby corridor is the second bedroom and a family sized bathroom. Also within this space are a utility room and storage cupboard.

Angled bays are located on the northeast elevation to add features and direct the view from inside away from the main house.

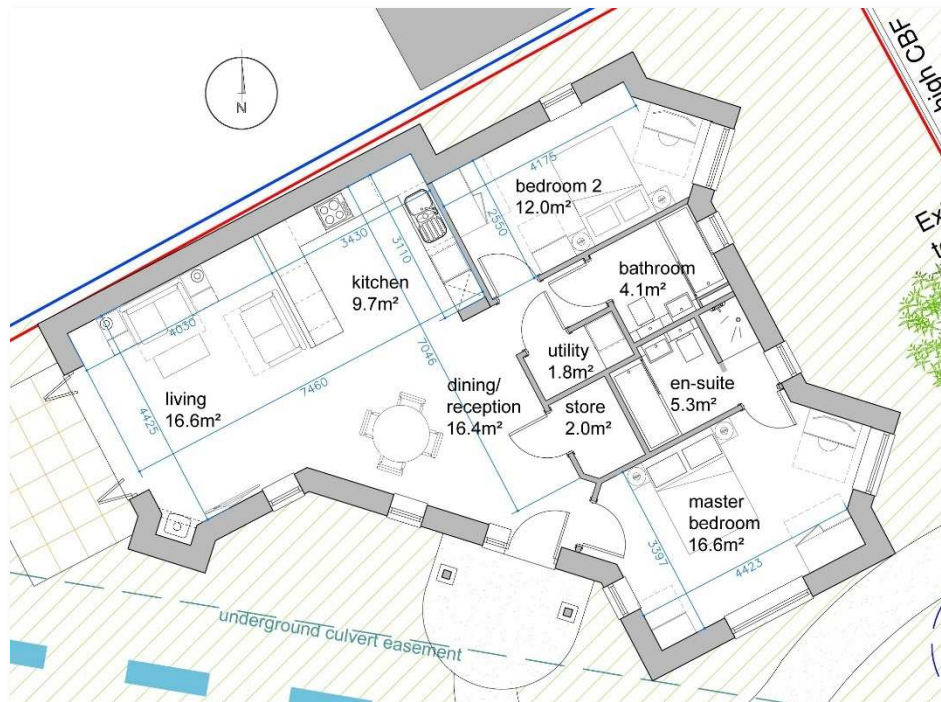
Also, in the garden it is proposed to erect a small garden office designed to be a subservient sister building to the main house. Laid out in the same shape as the bungalow, the office reflects the work from home culture adopted post covid and includes a WC.



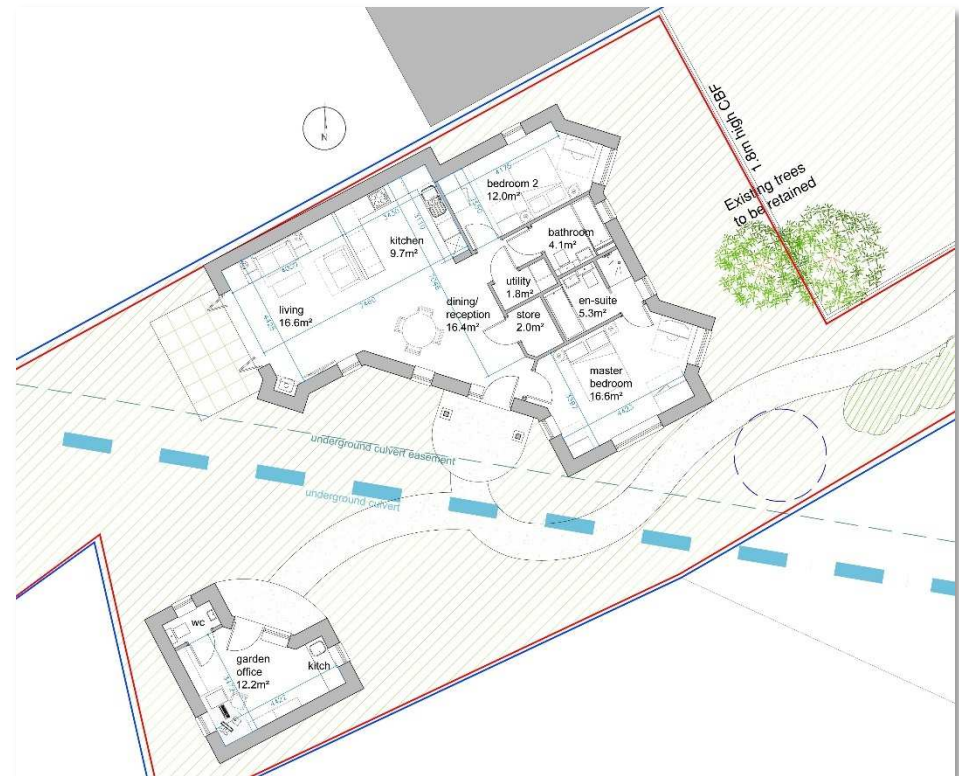
Proposed site layout with access from Hulbert Road, past the existing dwelling and accessed via a path to the bungalow within the current rear garden. The smaller garden office can be seen diagonally opposite the proposed bungalow.

Use, Scale and Amount:

The main building would be a 2-bed dwelling bungalow, with the subservient building being a small garden office located diagonally opposite the main dwelling. Both buildings are relatively small scale and single storey. The dwelling house has a GIA of 89m² with the external walls shown as being 430mm thick to account for current building regulations insulation requirements. The garden office has a GIA of 13.8m² including the WC.



Proposed ground floor plan showing access through the reception space into the open plan living/ kitchen with the bedrooms, bathroom and utility stores located in the eastern wing of the dwelling



The Proposed ground floor plan in relation to the garden office. The blue dashed line running across the site is the underground culvert.

6.0 APPEARANCE:

The concept follows on from the 2016 approval with the bungalow having a defined pitched roof with feature gable ends and a central gable at 45 degrees to the 'L' shape of the main building.

The architectural language is in the traditional style of Victorian Arts and Crafts language. The elevations are in red facing brick with reconstituted concrete/stone cills and lintels to the fenestration.

The gables have render/ half-timber 'mock Tudor' arrangements, arranged in three gables to conform to the triangular shape of the building (dictated by the location of the underground culvert). The central gable, angled at 45 degrees forms the entrance elevation from which a smaller porch gable projects. The timber within the gables is proposed to be painted black to match the black windows whose frames are proposed to be a modern form of Crittall/ aluminium windows.

The angled fenestration on the elevation facing the existing dwelling forms 'V' shaped bays which add interest to an otherwise subservient elevation, viewed on entering the site from the car parking area. One other feature is that of an external brick chimney using a twisted brick method of construction to add a focal feature to the building. The overall composition gives an attractive 'cottage' style dwelling which would be a quality addition to the local built environment.

Close boarded fencing (1.8 metres high) will be used to delineate the boundary and aid privacy between the existing no.45 and the new bungalow. The location and positioning of fencing has been determined so that the occupants of no.45 retain a sufficient sized rear garden measuring approximately 13.5 metres in length. The distance between the existing dwelling and the proposed bungalow is 18.1m and as such fenestration on the elevation facing the existing dwelling has been articulated so that it is angled to face away from direct overlooking.



The proposed elevations of the bungalow with the prominent half-timbered gable ends and twisted brick chimney providing an interesting skyline to the redbrick and stone dressed lower storey.



The proposed elevations of the garden office reflect the same materials and design approach as the bungalow, but on a small, subservient scale.

7.0 LANDSCAPE & ENVIRONMENTAL CONSIDERATIONS:

Existing Landscaping

The site is currently the rear garden to 45 Hulbert Road. As such it is a typical rear garden with lawn with planted borders of ornamental planting. There are two trees which are close to the proposed development site which previous applications confirmed would not be impacted by the development. An updated arborists survey and report would accompany a full planning application. The proposed landscaping would continue to be that of a residential garden.

Environment & Sustainability

An Energy Statement and Part O Compliance report by Greenbox Associates has been prepared and form part of this Full Planning application submission. This report sets out the proposed construction of the dwelling and proposed target U-Values and how the proposals will meet HBC planning Policy requirements and meet with AD-L compliance. Please refer to the Energy Statement for further details.

Ecology

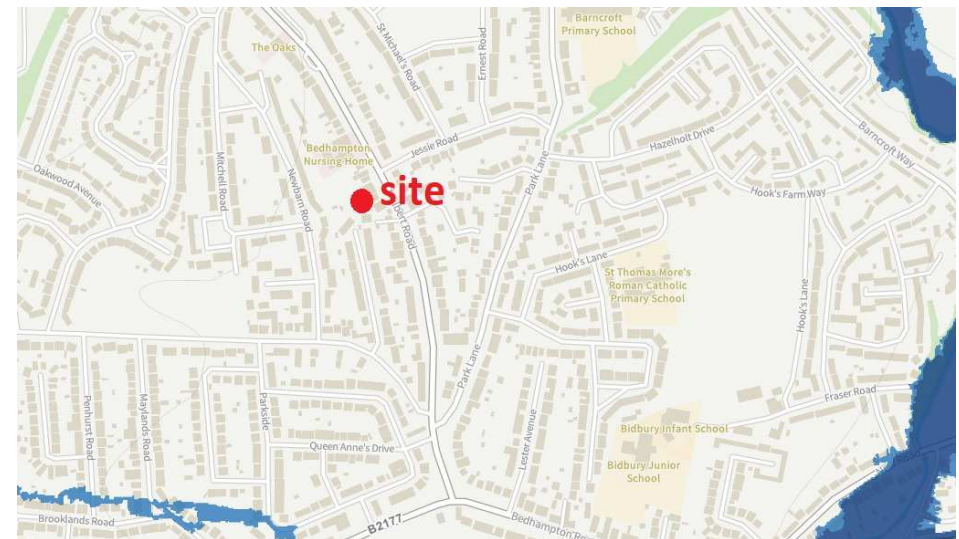
Whilst householder applications are exempt from Biodiversity Net Gain requirements, there would be opportunities to incorporate features such as bird and bat boxes and wildflower and indigenous planting within the amenity garden to enhance the development and encourage biodiversity to thrive within the development site.

Trees

A Tree Survey by TreeCall has been carried out as well as a Tree Protection Plan and Arboriculture Method Statement form part of this Full Planning application submission. The survey and results show the trees on site which would be felled to provide space for the new dwelling are of low value. The only Cat B tree near to the development site is denoted as T1g which is located on neighbouring land, but its root zone falls within the application site. However, it is not in an area being affected by the proposed development.

Flood Risk

The Environment Agency Flood Risk Map (below) shows that the site is in Flood Zone 1 with no areas of Flood Zone 2 and 3 within the curtilage or vicinity of the site.



Environment Agency Flood Risk Map for the site

8.0 ACCESS:

Vehicular and Transport Links:

Access to the site would be via the existing dropped kerb crossover from Hulbert Road adopted highway. The existing hard standing would be extended and the existing single storey garage demolished to provide 3 car parking spaces for the existing 45 Hulbert Road dwelling house and two tandem spaces for the proposed bungalow development. A footpath would then lead through the private amenity to the proposed bungalow.

The site is well connected by public transport with major bus routes along Park Lane, Purbrook Way and Bedhampton Road, all of which are within 45-10-minute walk from the site. These bus routes connect the Bedhampton area with local hubs such as Havant, Cosham and Portsmouth.

Bedhampton railway station is a 13-minute walk from the site and is served by the Portsmouth to London mainline as well as the south coast mainline. The area is very well served with other public amenities such as the Asda supermarket (10-min walk) and library, arts centre and leisure centre all located in Havant town centre.

Inclusive Access:

The topography of the site is relatively flat. All points of entry into the new building will have level access thresholds and an accessible WC on the primary entrance level. The development will comply with the requirements of Approved Document M of the Building Regulations in terms of access to M4(1) standards and given the building is single storey the layout may possibly meet M4(2).



Havant and Bedhampton area Bus Route Map

9.0 SUMMARY:

This Design and Access Statement has been prepared in support of a Full Planning Application submission for a proposed new separate dwelling to the rear of 45 Hulbert Road, Bedhampton, Havant PO9 3TA.

The proposals are very similar to the approved application APP/16/00767 from 2016 which was not implemented and lapsed in 2019.

The development is to create a new separate dwelling within the current rear garden amenity land, creating a new amenity garden to the existing house and building a single storey bungalow dwelling within its own curtilage garden amenity.

The site would be accessed via the existing vehicle access to 45 Hulbert Road with the current drive amended to be able to park 3 cars for the existing house and 2 tandem spaces for the new bungalow, plus sufficient manoeuvring space.

The bungalow is largely similar to the 2016 approval with some minor tweaks to the internal layout and provision for thicker external walls to account for the changes in Building Regulations in the intervening period.

There is also the additional proposal for a subservient garden office building to cater for the modern trend of working from home, and this office is located diagonally across from the proposed bungalow, all within the private amenity of the property.

Both the bungalow and the garden office have been designed in a cottage style with references to the Arts and Crafts movement with red brick and stone dressing to the lower storey and half-timber gables to the roof scape. With a focal twisted brick chimney the whole composition has been designed to bring joy, and the applicant is very keen for the project to be a quality build and quality addition to the local area.

pdp architecture February 2026