

Design and Access Statement

Version 1.0 | 31 July 2026

To be read in conjunction with the planning application drawings submitted

**Proposed New Dwelling and Associated Works, at rear of
13 Frogmore Lane, Waterlooville, Hampshire. PO8 9QN.**



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TSBP Architecture is the trading name of The Steven Barlow Partnership, a UK-Chartered CIAT registered architectural design practice.

Founded (2004) and led by Steven Barlow FCIAT, a Chartered Architectural Technologist and Fellow of the Chartered Institute of Architectural Technologists (FCIAT).

Specialising in bespoke residential architecture, luxury homes, heritage properties, and sustainable design across Hampshire, Surrey, London, the wider UK and overseas.

Document Title: Design and Access Statement
Document File Reference: 0862-01-TSBP_Design_Access_Statement_V1.0_July2026
Prepared By: TSBP Architecture (The Steven Barlow Partnership)
Steven Barlow FCIAT – Principal
Issue Date: **V1.0 | 31 July 2026 | Final Issue for planning submission**
Revision Status: N/a
Prepared for: Mr. and Mrs. Smith
Distribution: Client and Local Planning Authority

Local Planning Authority: Havant Borough Council

Drawing references:

0862-01.000.	Title Page
0862-01.000.DIR-1.	Drawing Issue Register
0862-01.001.	Location Plan & Block Plan
0862-01.002.	Existing Site Plan
0862-01.003.	Existing Elevations (outbuildings)
0862-01.004.	Proposed Site Plan
0862-01.005.	Proposed Floor Plans & Roof Plan
0862-01.006.	Proposed Elevations
0862-01.007.	Proposed Building Sections

The submitted drawings illustrate the site location, existing building form and proposed new dwelling development.

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1. Summary

1.1 This Planning, Design and Access Statement supports a full planning application for the construction of one detached dwelling at the rear of 13 Frogmore Lane, together with the demolition of three existing outbuildings, retention of one existing outbuilding, use and improvement of the existing access, parking and turning space, cycle and refuse storage, hard and soft landscaping, drainage, renewable-energy measures and associated works.

1.2 The proposed home is a carefully designed, low-profile chalet-style dwelling providing four bedrooms and six bed spaces. Its main accommodation is arranged at ground-floor level, with three bedrooms contained within the roof form. The design makes efficient use of an underused part of an established residential property while retaining generous gardens for both the new dwelling and the existing house.

1.3 Mature trees and their root protection areas have been treated as primary design constraints. The position, footprint, floor levels, access construction and foundation strategy have been developed in response to the Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan. A specialist-designed piled reinforced-concrete slab or raft will be supported at or above existing ground level, avoiding conventional trench foundations and widespread excavation within root protection areas. Pile positions will be selected to avoid significant roots and all relevant work will be undertaken in accordance with the arboricultural method statement and subject to the approval of the project arboriculturist, structural engineer, specialist piling contractor, Local Planning Authority and Building Control.

1.4 The single-storey rear kitchen and dining element has a finished floor level 300 mm above the principal ground-floor slab. This intentional split level assists coordination of the building with existing ground and tree-root constraints. It is a limited internal level change and does not increase the number of storeys or the overall visual scale of the dwelling.

1.5 The proposal retains the site's leafy character, provides replacement tree, shrub and hedge planting, uses permeable or no-dig surfacing where required, supplies three car-parking spaces, secure storage for at least three cycles, an electric-vehicle charging point, photovoltaic panels, an air-source heat pump and mechanical ventilation with heat recovery. The scheme is considered to represent sustainable, high-quality and appropriately scaled residential development.

2. Introduction

2.1 This statement explains the planning, design and access principles that have informed the application. It should be read with the complete architectural drawing set, including:

- Drawing 0862-01 001 – Location and Block Plans;
- Drawing 0862-01 002 – Existing Site Plan;
- Drawing 0862-01 003 – Existing Site Elevations;
- Drawing 0862-01 004 – Proposed Site Plan;
- Drawing 0862-01 005 – Proposed Floor and Roof Plans;
- Drawing 0862-01 006 – Proposed Elevations; and
- Drawing 0862-01 007 – Proposed Site Sections.

2.2 The application is also supported by the Arboricultural Report for 13 Frogmore Lane 2026, Tree Constraints Plan, Tree Protection Plan, structural slab-edge detail S1399, Environment Agency flood map, Biodiversity Checklist, European Site Avoidance and Mitigation Checklist, Havant occupancy calculator and Solent Maritime nutrient calculator.

2.3 The application site is within the administrative area of Havant Borough Council. The statement has been prepared with regard to the National Planning Policy Framework, the adopted Havant Borough Local Plan comprising the Core Strategy 2011 and Allocations Plan 2014, the Havant Borough Design Guide Supplementary Planning Document and the Havant Parking Supplementary Planning Document.

3. Site and Context

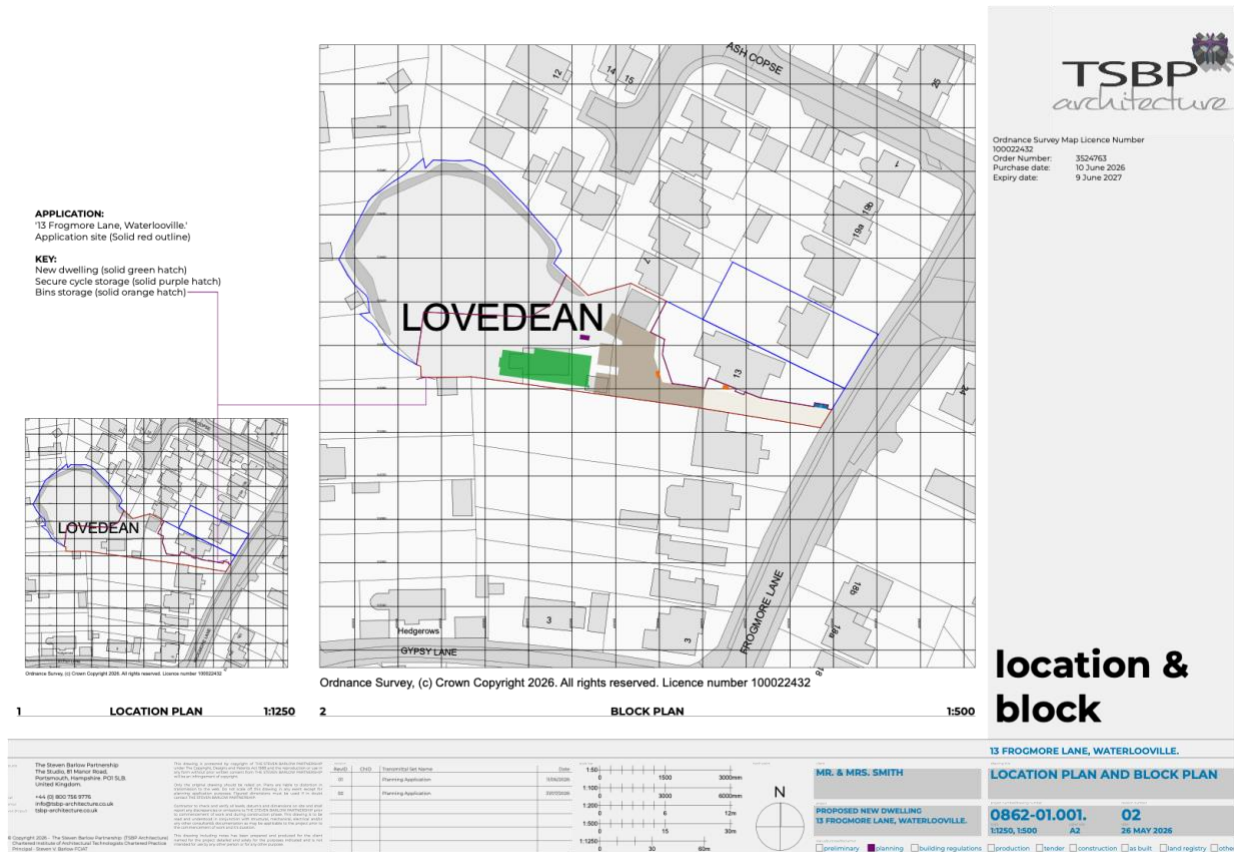
3.1 The application relates to land at and to the rear of 13 Frogmore Lane, Waterlooville. Frogmore Lane is an established residential street containing detached and semi-detached houses and bungalows set within individual plots. The immediate area has a spacious, leafy suburban character, with mature trees, hedges and garden vegetation making an important contribution to its appearance.

3.2 Number 13 is an existing two-storey dwellinghouse positioned toward the Frogmore Lane frontage. The application land extends behind it and is reached by the existing drive running along the southern side of the house, between numbers 11 and 13. The rear part of the site presently contains an ancillary accommodation outbuilding and other domestic outbuildings, areas of hardstanding and garden land.

3.3 The principal neighbouring relationships from the new dwellinghouse are with number 11 to the south-east, number 15 to the north-east, the retained dwelling at number 13 to the east and properties around Ash Copse, including number 7, toward the northern end of the site. The irregular pattern of plots, existing buildings, boundary planting and mature tree canopies provides substantial visual containment.

3.4 The application site extends to approximately 1,270.84 square metres, or 0.127 hectares. It lies within the established built-up area of Waterlooville and is already in residential use. The proposal therefore adds one home in a location connected to an existing settlement and its services without extending development into the countryside.

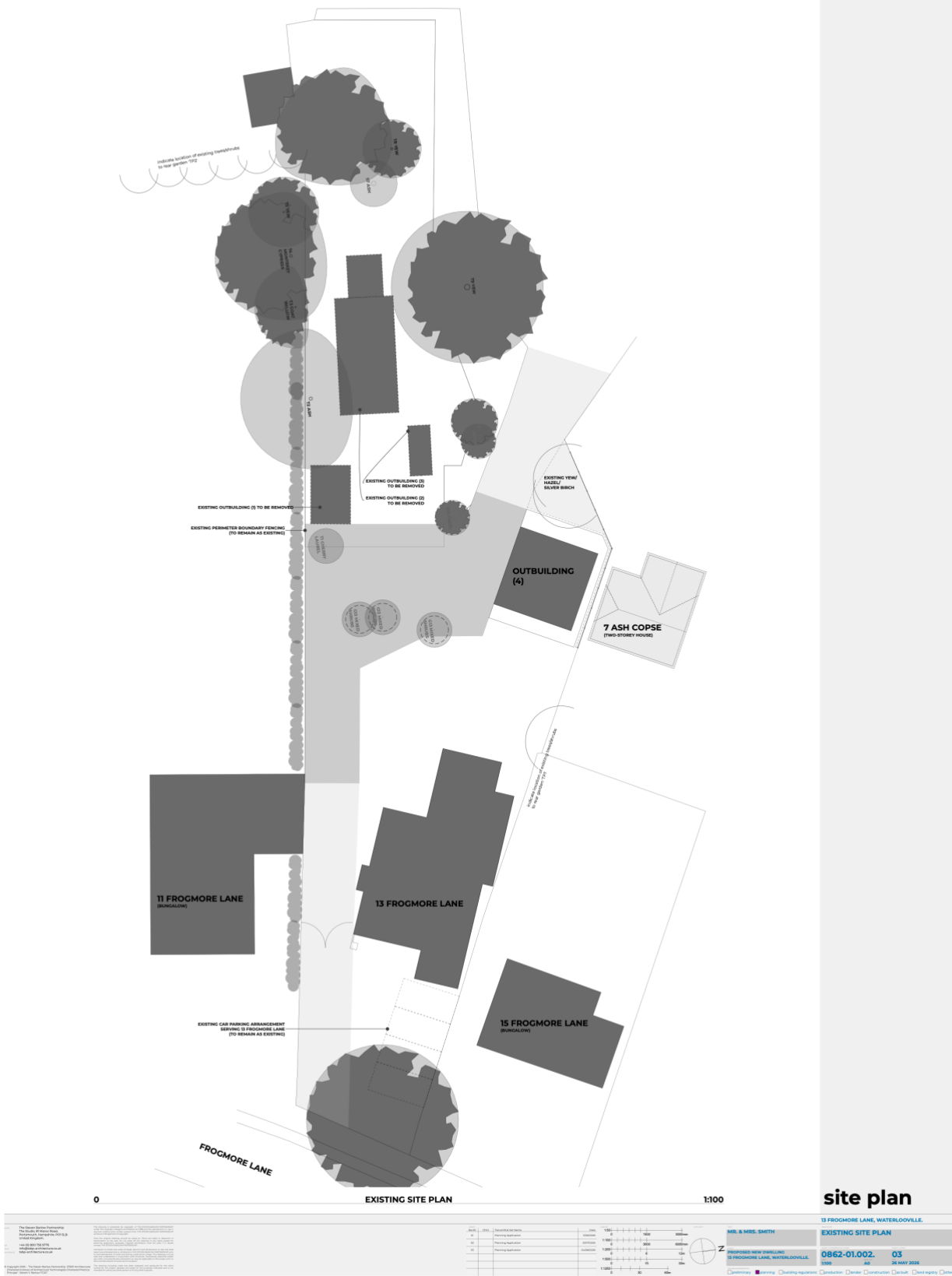
3.5 The Environment Agency flood map supplied with the application identifies the site as being in Flood Zone 1, where the probability of flooding from rivers and the sea is low. Other sources of flood risk and the management of surface water are addressed separately in this statement.

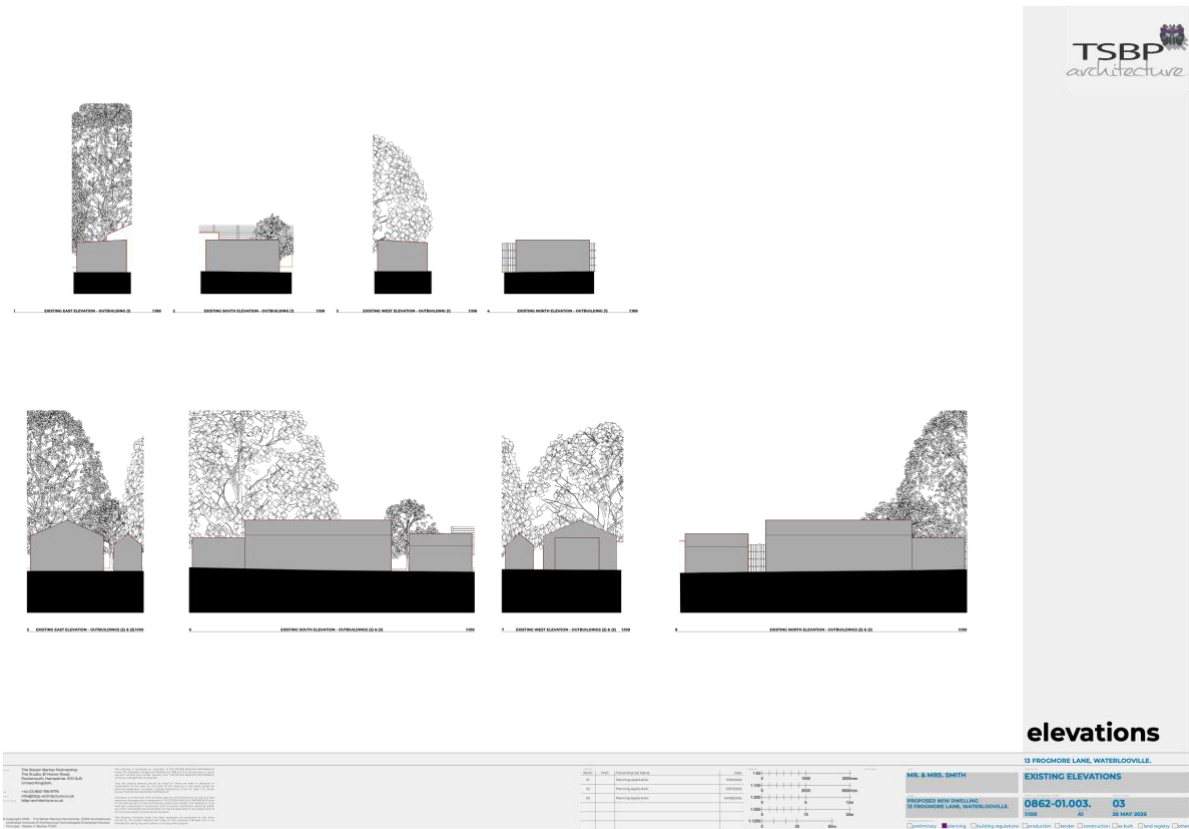


4. Planning History and Existing Use

4.1 The site forms part of the residential curtilage of 13 Frogmore Lane. The existing dwelling will remain in residential use. The development does not depend upon any earlier planning permission, and no separate planning-history schedule has been relied upon in preparing this statement.

4.2 Three rear outbuildings, having stated floor areas of approximately 17.02 square metres, 60.80 square metres, and 8.17 square metres will be demolished. A fourth outbuilding of approximately 49.07 square metres will be retained. The removal of the three outbuildings creates the principal opportunity for the new dwelling and allows the rear part of the site to be reorganised more efficiently.





5. Design Concept

5.1 The design concept has evolved from the following objectives:

- to provide one high-quality family dwelling within the established urban area;
- to use the rear part of the site efficiently while retaining a generous garden for number 13;
- to maintain the low-rise, spacious and landscaped character of the locality;
- to protect the important retained trees and minimise intervention within their root protection areas;
- to achieve safe access, parking, turning, servicing and emergency access;
- to prevent unacceptable overlooking, loss of privacy or overbearing effects;
- to provide a distinctive but contextually appropriate contemporary design; and
- to incorporate drainage, energy, transport and biodiversity measures from the outset.

5.2 A conventional two-storey house with trench foundations would cause greater excavation, massing and potential conflict with tree roots. The chosen chalet form keeps the first-floor accommodation within a low pitched-roof envelope. Its approximately 7.4-metre overall height of main section from existing frontage ground level and articulated single-storey rear element reduce the apparent scale when seen from adjoining gardens.

5.3 The dwelling has been positioned and shaped around the retained trees, existing access and neighbouring properties. The slightly raised structural solution and limited 300 mm increase to the rear kitchen and dining floor allow the building to respond to existing levels and root constraints without general lowering of ground within root protection areas.

5.4 The architectural approach combines a familiar domestic pitched-roof form with a restrained contemporary palette. This allows the building to sit quietly within its wooded rear setting while avoiding an unduly suburban or repetitive appearance.

6. Amount of Development

6.1 The proposal creates one net additional dwelling. It is designed as a four-bedroom, six-person home, with a ground-floor room capable of use as an office or fourth bedroom and three bedrooms at first-floor level.

6.2 The architectural schedule records the following approximate areas:

- ground-floor gross external area: 138.79 square metres;
- ground-floor gross internal area: 115.94 square metres;
- first-floor gross external area: 95.38 square metres;
- first-floor gross internal area: 68.55 square metres; and
- total gross internal floor area: approximately 184.49 square metres.

6.3 Drawing 0862-01 004 records a proposed rear-development footprint of approximately 187.86 square metres, comprising the new dwelling and retained outbuilding, equivalent to 14.78 per cent of the stated application-site area. Substantial parts of the site therefore remain as gardens, landscaping, access and other open space.

7. Layout

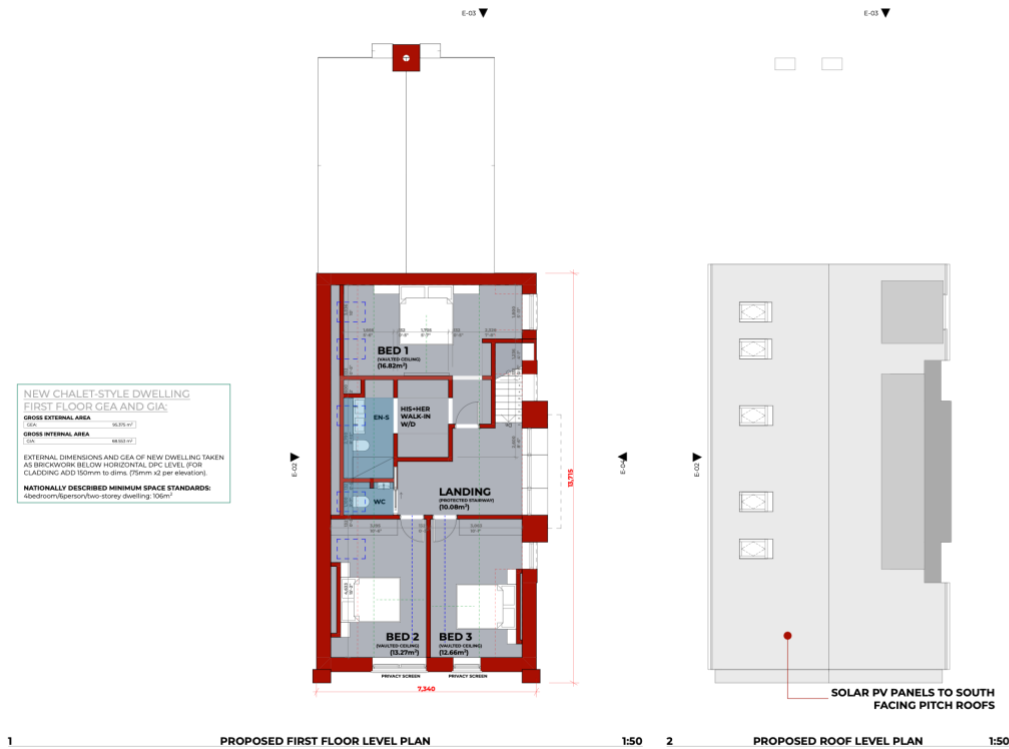
7.1 The existing two-storey dwellinghouse remains toward the Frogmore Lane frontage. The access passes its southern side and opens into a parking and turning area serving the proposed dwelling. Three allocated spaces, each shown at approximately 2.5 metres by 5 metres, are positioned close to the house without dominating the principal garden.

7.2 The proposed dwelling occupies the area of the present outbuildings and adjacent land. Its entrance, parking and service functions are grouped to the northern side, while the principal living accommodation addresses the private garden to the west and north-west.

7.3 The ground floor contains an entrance hall, living room, office or bedroom 4, bathroom, utility room, store and a generous kitchen and dining room. The kitchen and dining room forms the single-storey rear element and has a vaulted internal volume. The first floor contains three bedrooms, an en-suite and dressing area to bedroom 1, a separate WC and landing.

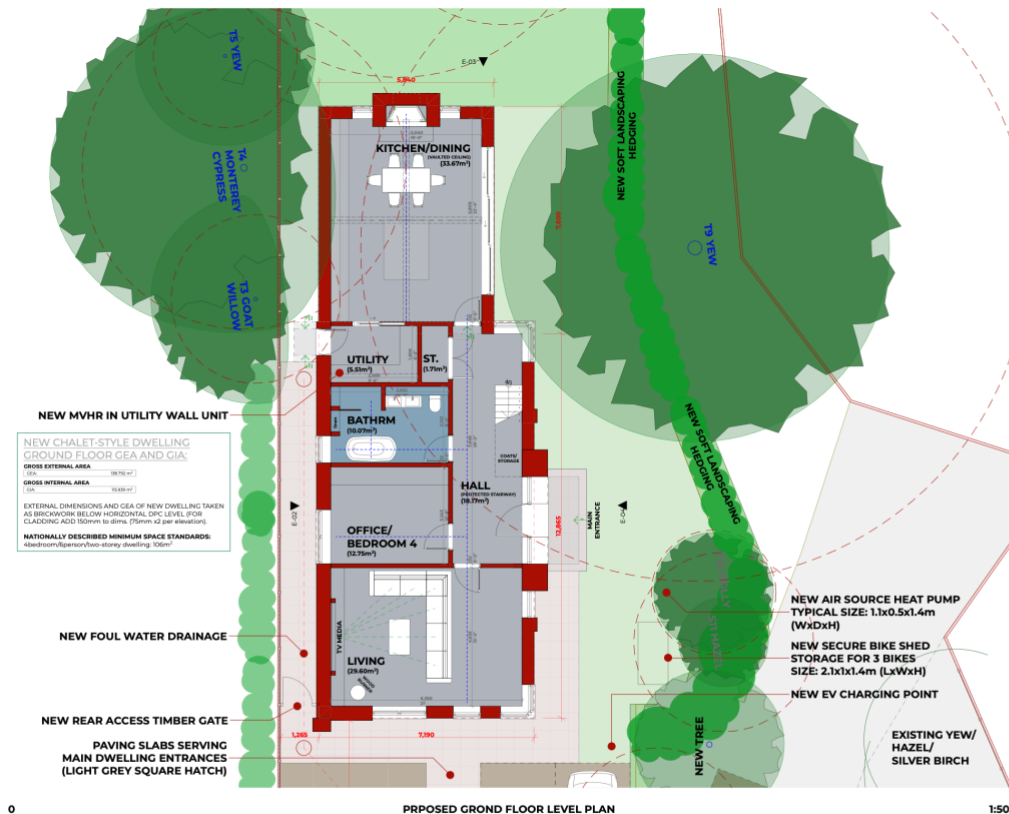
7.4 The new dwelling is provided with a private rear garden of approximately 209 square metres. The retained house at number 13 continues to have a private rear garden of approximately 205 square metres. These areas are generous for single-family occupation and allow space for recreation, planting, drainage and biodiversity measures.

7.5 The layout includes secure cycle storage, enclosed refuse storage, an air-source heat-pump position, an electric-vehicle charging point and a collection point for bins near Frogmore Lane. Boundary fencing and planting define the private areas while existing and proposed vegetation softens the development.



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IMPORTANT NOTES:
All works to be carried out in accordance with the Robust Details unless pre-completion sound testing to meet Part E of the Building Regulations is to be undertaken.
All conditions/information contained on Planning and Building Regulations Approvals must be addressed prior to commencement of the works and Building Control must be notified at all relevant stages of works in accordance with the building inspection notification framework.
A Building Regulations Principal Designer and CDM Principal Designer is to be appointed prior to the commencement of work and the role notified on applicable and notifiable projects.
DECOMMISSION RISK ASSESSMENT:
This project will involve immaterial structural works which must be risk assessed prior to commencement, with comprehensive method statements produced by the Principal Contractor.
Storage for harmful substances/materials (ie asbestos) must be undertaken prior to the commencement of works. Any harmful substances/materials must be removed and disposed of by suitably qualified professionals in accordance with current health and safety regulations.
All services should be located and highlighted on site prior to commencement of demolition/structural/building work.
ROOF SAFETY AND ROOF TOP FALL PROTECTION SYSTEM:
The design, details, full installation and commissioning of a full roof safety and roof top fall protection system is to be carried out by a qualified specialist for the whole building roof area and to include maintenance and training of whole building including alterations, complying with the requirements of the CDM Regulations 2015, Building Regulations 2010 (as amended), all other relevant Regulations, and all relevant BS 1135 Standards.



plans

<p>The Studio, Barlow Partnership The Studio, 81 Manor Road, Portsmouth, Hampshire, PO1 5LB. United Kingdom 01323 810000 info@tsbp-architecture.co.uk</p> <p>© Copyright 2026. The Studio, Barlow Partnership. All Rights Reserved. Project: 0862-01.005</p>		<p>13 PROCTOR LANE, WATERLOOVILLE.</p> <p>PROPOSED FLOOR LEVEL PLANS AND ROOF PLAN</p> <p>0862-01.005. 03</p> <p>150 30 20 MAY 2026</p> <p>Comments: ■ Working ■ Drafting/revision ■ Client ■ Client/owner ■ Client/owner/Client</p>
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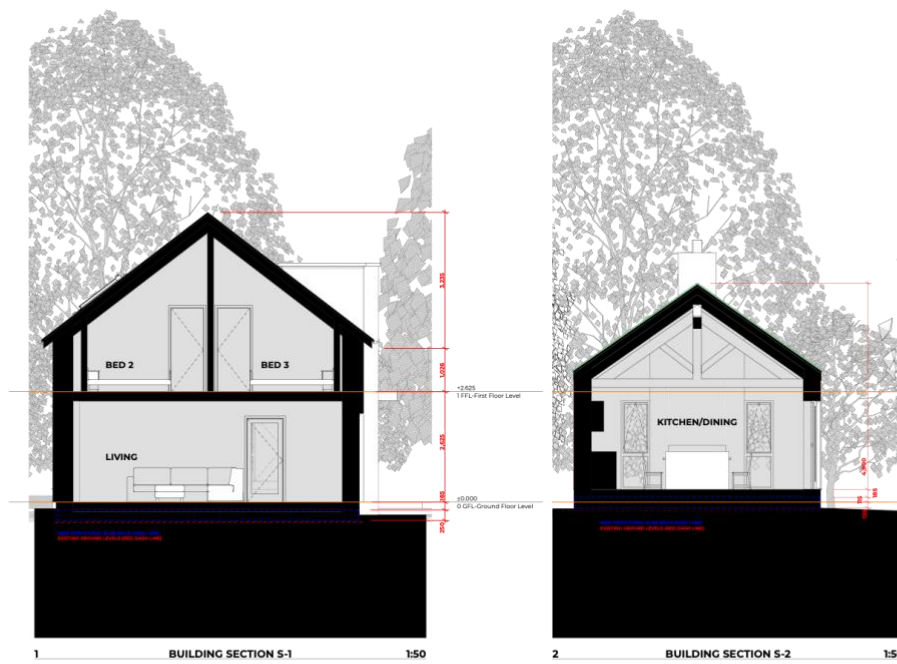
8. Scale, Massing and Levels

8.1 The dwelling is two storeys in planning terms, but the upper floor is contained within the pitched roof. The proposed elevations and sections show a maximum height of approximately 7.4 metres above adjacent existing frontage ground level. The low eaves, sloping roof planes and single-storey rear projection break down its mass.

8.2 The roof form and modest height are appropriate to a rear-garden setting containing nearby houses, bungalows and other low-rise buildings. The building is set well back from Frogmore Lane and will be substantially screened by the retained dwelling, surrounding development, boundaries and tree cover. It will not compete with the established street frontage.

8.3 The finished floor of the rear kitchen and dining section is 300 mm above the principal ground-floor level. This difference is clearly shown on the proposed plans, sections and elevations. It is a functional response to ground, structure and tree-root constraints and is contained within the overall low building envelope.

8.4 The detailed internal transition will be designed in accordance with the applicable Building Regulations, including suitable steps, guarding and, where reasonably practicable, an accessible transition. The entrance approach will use a firm, stable and suitably graded surface, with detailed threshold and drainage arrangements coordinated at Building Regulations stage.



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sections

<p>The Steven Barlow Partnership The Studio, 81 Manor Road, Portsmouth, Hampshire PO1 5LB United Kingdom</p> <p>+44 (0) 800 756 9776 info@tsbp-architecture.co.uk tsbp-architecture.co.uk</p> <p><small>© Copyright 2026: The Steven Barlow Partnership (TSBP) Architecture A Limited Liability Partnership (LLP) registered in England and Wales Company No: 10545454. Registered Office: The Studio, 81 Manor Road, Portsmouth, Hampshire PO1 5LB, United Kingdom.</small></p>		<p>13 FROGMORE LANE, WATERLOOVILLE.</p>	
<p>MR. & MRS. SMITH</p>		<p>BUILDING SECTIONS S-1 & S-2</p>	
<p>PROPOSED NEW DWELLING 13 FROGMORE LANE, WATERLOOVILLE.</p>		<p>0862-01.007. 03 150 A2 26 MAY 2026</p>	
<p><small>Legend: ☐ preliminary ☒ planning ☐ building regulations ☐ production ☐ tender ☐ construction ☐ as built ☐ land registry ☐ other</small></p>			

9. Appearance and Materials

9.1 The design is contemporary but draws upon the domestic scale and pitched-roof character of the locality. Long roof slopes, carefully proportioned openings and a limited material palette create a coherent composition.

9.2 The proposed external materials include:

- dark grey or black horizontal and diagonal timber cladding;
- complementary dark external panels;
- areas of stone cladding or slips;
- Vandersanden Lithium facing brickwork or brick slips, with blue or black engineering brickwork below damp-proof course where required;
- slate roof coverings to the main pitched roofs with matching ridges and carefully detailed valleys;
- zinc sheet roofing and zinc panel cladding to the single-storey rear element;
- dark-finished aluminium double- or triple-glazed windows and doors;
- aluminium privacy screens to selected first-floor openings; and
- black rainwater goods and coordinated metalwork.

9.3 The darker natural and metal finishes are suited to the wooded setting and allow the building to recede visually. Brick and stone provide texture and durability, while the zinc-clad rear element gives a clear but complementary distinction between the main house and its lower garden-facing wing.

9.4 Final samples and precise colour references can be agreed by condition if the Local Planning Authority considers this necessary.

10. Residential Quality

10.1 The dwelling provides a high standard of internal accommodation. Principal habitable rooms are well proportioned and receive daylight and outlook through appropriately positioned windows and glazed doors. The living room and kitchen or dining room are separate generous spaces, and the vaulted ceilings to the kitchen or dining room and selected bedrooms add spatial quality.

10.2 The ground-floor office or fourth bedroom and bathroom provide flexibility for home working, guests or changing household needs. The utility room and dedicated storage reduce pressure on living space. The relationship between the kitchen or dining room and private garden provides convenient access to outdoor amenity space.

10.3 The private garden of approximately 209 square metres is usable, well related to the dwelling and capable of accommodating sitting, play, planting and biodiversity features. The retained dwelling also keeps a comparably generous private garden.

10.4 Cycle and refuse stores are secure, conveniently located and screened. Parking is close enough for day-to-day convenience, while being separated from the principal garden and living-room outlook.

11. Residential Space Standards

The proposed residential unit complies with the **Nationally Described Space Standards (NDSS)**.

Proposal	Minimum space standard (m ²)	Actual space standard provided (m ²)
Four-bed two storey dwelling (4b/6p)	106	184

11.1 The nationally described space standard identifies 106 square metres as the minimum gross internal area for a two-storey, four-bedroom, six-person dwelling. The proposed total gross internal area is approximately 184.49 square metres and therefore comfortably exceeds that benchmark.

11.2 The submitted plans show good-sized bedrooms and principal living spaces, together with dedicated storage, utility and sanitary accommodation. The proposal therefore provides a spacious and adaptable family home rather than seeking to maximise the number of units or bed spaces on the site.

12. Access, Parking and Movement

12.1 Vehicular access is taken from Frogmore Lane using the existing access along the southern side of number 13, extended and improved to serve the new dwelling. The proposed site plan includes swept-path and fire-access information, a turning area and construction notes addressing emergency and service-vehicle requirements.

12.2 The access will be formed or upgraded using a permeable resin-bound gravel, porous asphalt or other agreed permeable construction. Within root protection areas it will follow the no-dig methodology in the Arboricultural Method Statement, using appropriate cellular confinement or other load-spreading construction and non-invasive edging.

12.3 Three allocated car-parking spaces are provided for the four-bedroom dwelling. This accords with the minimum standard for a four-or-more-bedroom house outside Havant and Waterlooville town-centre parking zones. The retained dwelling keeps its existing parking provision.

12.4 A secure timber cycle store is shown beside the parking area. The selected three-cycle store has an approximate roof footprint of 2.10 metres by 1.15 metres and a maximum height of about 1.40 metres. It exceeds the minimum Havant requirement of two long-stay cycle spaces for a four-or-more-bedroom dwelling.

12.5 An electric-vehicle charging point will be installed. The access layout also retains a clear route for pedestrians between Frogmore Lane, the parking area, entrance and garden.

12.6 The development adds only one dwelling and is not expected to cause a material increase in traffic. Subject to the detailed approval of the Highway Authority and relevant fire and Building Regulations requirements, the access and turning arrangements provide safe and suitable access for residents, visitors, servicing and emergency purposes.

13. Waste, Servicing and Utilities

13.1 A screened timber store is provided for the new dwelling's refuse and recycling containers, including two 240-litre wheeled bins and space for a food-waste container as required by the collection authority. The illustrative double-bin store is approximately 1.45 metres wide, 0.80 metres deep and 1.20 metres high.

13.2 On collection days, occupiers will present the containers at the designated collection point close to Frogmore Lane and return them to the screened store after collection. This avoids refuse vehicles entering the private drive and prevents bins from remaining permanently within the street scene.

13.3 The plans identify routes for foul and surface-water services. New service runs will be kept outside root protection areas wherever practicable. Where a route must pass through an RPA, it will be installed using the least invasive practicable method, including hand-dug or trenchless techniques under arboricultural supervision where required.

14. Landscaping

14.1 The application is supported by an Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan prepared in accordance with BS 5837:2012. These documents identify the trees to be retained and removed, root protection areas, construction exclusion zones, protective fencing, ground protection, demolition methods, foundation principles, service precautions and no-dig surfacing.

14.2 The proposal requires removal of T1, a semi-mature cherry laurel of category C2; T2, an early-mature ash of category B2 that the arboricultural report expects to be lost to ash dieback in the foreseeable future; and three mature mixed shrubs within group G13, category C2. The report concludes that these specimens are not prominent outside the site and that their removal can be mitigated through replacement trees, shrubs and hedges.

14.3 The report identifies limited incursions into the root protection areas of retained T3 Goat Willow, T4 Monterey Cypress and T9 Yew. These amount to approximately 8 per cent, 16.3 per cent and 14 per cent respectively. In the case of T9, almost all the affected area is already occupied by the existing workshop, so the net new incursion is marginal.

14.4 Retained trees will be protected before demolition or construction begins. Protective fencing and ground protection will be installed in the positions shown on the Tree Protection Plan and retained for the required construction period. Storage, mixing, fires, excavation and uncontrolled vehicle movement will be excluded from protected areas.

14.5 Existing outbuildings close to retained trees will be demolished using a top-down, pull-back method, working away from trees. Existing slabs or foundations within root protection areas will be left in place where appropriate or removed carefully by hand in accordance with the arboricultural method statement. Existing hard surfaces will be retained as temporary ground protection for as long as practicable.

14.6 New hard surfaces within root protection areas will be permeable and constructed using no-dig principles. Existing ground levels will be raised slightly on completion. Edges will use timber, steel or another non-invasive detail instead of conventionally haunched concrete kerbs where this is necessary to protect roots.

14.7 Replacement planting will reinforce the leafy character of the site and compensate for the limited removals. New trees will be appropriate standard-sized specimens, selected for the site conditions and local character, planted to current British Standards and maintained for at least

five years or until established. New hedges, shrubs and garden planting will supplement retained vegetation, filter views and provide habitat.

14.8 The arboricultural report records that some trees within or adjoining the site may be protected by a Tree Preservation Order. Any separate consent or approval required for tree work will therefore be obtained before work starts.

15. Non-Invasive Foundation Strategy

15.1 The foundation concept is a specialist piled reinforced-concrete slab or raft designed to transfer loads through discrete pile positions, while keeping the supporting slab or ground beam at or above existing ground level within root protection areas. This avoids continuous trench excavation, conventional strip foundations and widespread soil removal.

15.2 The structural engineer's typical slab-edge detail S1399 shows a 250 mm reinforced-concrete slab with specialist-designed piles and the top of the slab approximately 250 mm above existing ground. The architectural drawings separately show the rear single-storey kitchen and dining floor 300 mm above the main house floor. These typical and project-specific levels will be coordinated in the final structural and architectural design.

15.3 The precise number, type and location of piles will be designed by the structural engineer and specialist piling contractor. Pile positions within root protection areas will be established by hand investigation or another arboriculturally approved method so that significant roots can be avoided. A small piling rig will operate from approved ground protection.

15.4 Roots less than 25 mm diameter may only be pruned cleanly where the project arboriculturist agrees this is appropriate. Roots greater than 25 mm diameter will be retained, with the pile or local detail repositioned. The underside of the structure and floor build-up will remain above the highest relevant existing ground level within the affected root protection areas.

15.5 Any local blinding, pile installation, small root pruning or other ground preparation will be limited to what is structurally essential and expressly approved by the project arboriculturist. The strategy should therefore be understood as avoiding conventional and extensive excavation, rather than claiming that construction involves no localised intervention whatsoever.

15.6 Before relevant work begins, the final foundation layout and construction sequence will be coordinated between the architect, structural engineer, piling specialist and arboriculturist and submitted to

the Local Planning Authority if required by condition. Arboricultural supervision and records will be provided at the stages identified in the Arboricultural Method Statement.

16. Sustainability and Energy

16.1 The proposal makes efficient use of land within the established urban area and retains a large proportion of the site as gardens and landscaping. The compact chalet form, insulated envelope and high-performance windows will reduce operational energy demand.

16.2 Photovoltaic panels are proposed on suitable south-facing roof slopes. Space is identified for an air-source heat pump, and mechanical ventilation with heat recovery is proposed within the utility area. The final equipment will be selected and positioned to operate efficiently and without unacceptable noise effects on neighbours.

16.3 An electric-vehicle charging point and secure cycle storage support lower-emission travel choices. Permeable access surfaces and retained planting contribute to climate resilience, drainage and summer shading.

16.4 Water-efficient fittings will be specified to achieve the water-consumption assumption used in the submitted nutrient budget, stated as 120 litres per person per day. Detailed energy, ventilation, overheating and water calculations will be completed under the Building Regulations.

17. Flood Risk and Drainage

17.1 The Environment Agency flood map identifies the site as lying wholly within Flood Zone 1, the zone with a low probability of flooding from rivers and the sea. The application site is approximately 0.127 hectares and the proposal is for one dwelling.

17.2 Surface-water management has nevertheless been treated as an integral design matter. The proposed access will use permeable construction, with drainage channels directing water toward grassed verges and on-site infiltration features rather than allowing uncontrolled runoff toward neighbouring property or Frogmore Lane.

17.3 Roof and paved-area runoff will be managed on site by soakaway or another sustainable drainage arrangement, subject to infiltration testing, detailed design and the approval of the relevant drainage authority or Building Control. The retained gardens and new planting provide

substantial permeable area. The final system will be designed for appropriate storm events and climate-change allowance, with exceedance flows directed safely.

17.4 Foul drainage will be connected separately to the existing or public foul sewer system, subject to the agreement of the sewerage undertaker. Surface water will not be discharged to the foul system unless expressly agreed and demonstrated to be the only acceptable solution.

17.5 On this basis, the dwelling can be made safe for its lifetime without increasing flood risk elsewhere. The scheme accords with the risk-based and sustainable-drainage principles of national policy and Core Strategy Policy CS15.

18. Ecology, Biodiversity and European Sites

18.1 The application is accompanied by Havant Borough Council's Biodiversity Checklist. The arboricultural report recognises the statutory protection afforded to nesting birds, bats and other animals that may use trees.

18.2 Any vegetation removal will be programmed outside the main bird-nesting season where practicable. If this cannot be achieved, a suitably competent person will check affected vegetation immediately before work. Work will stop and specialist advice will be obtained if protected species or active nests are encountered.

18.3 New external lighting will be kept to the minimum required for safety and security. It will be warm-toned, downward-directed and designed to avoid unnecessary spill onto retained trees, hedges and boundaries. Replacement trees, native or wildlife-supporting shrubs and hedges, together with appropriately located bird and bat features, will provide ecological enhancement.

18.4 The completed European Site Avoidance and Mitigation Checklist records that the site is more than 5.6 km from the relevant Solent Special Protection Areas and therefore does not identify a recreational-disturbance contribution. This position is subject to confirmation by Havant Borough Council through its Habitats Regulations process.

18.5 The proposal creates additional overnight accommodation and is therefore accompanied by a nutrient budget and Havant occupancy calculation. The occupancy calculator gives an average occupancy of 3.10 persons. Using a water-consumption assumption of 110 litres per person per day and discharge to Budds Farm Wastewater Treatment Works, the

submitted nutrient calculator identifies a total nitrogen mitigation requirement of 1.36 kg TN per year, including the required precautionary buffer.

18.6 The signed mitigation checklist commits the applicant to an avoidance and mitigation package in line with Havant Borough Council's Nutrient Neutrality Mitigation Plan. The necessary mitigation and any associated legal or administrative arrangements will be completed so that the competent authority can conclude that the development will not adversely affect the integrity of the relevant European sites.

19. Visual Impact and Neighbouring Amenity

19.1 The new dwelling is set a substantial distance behind the Frogmore Lane frontage. It will be screened in street views by the retained two-storey dwellinghouse, neighbouring buildings, boundary treatments and mature vegetation. Its effects will therefore be localised rather than experienced as a prominent change to the public street scene.

19.2 The approximately 7.4-metre height, roof-contained upper floor, low eaves and articulated rear wing reduce bulk and avoid the appearance of a conventional full two-storey house. The proposed materials are recessive and suited to the wooded setting.

19.3 The layout, orientation and window design have been developed to protect privacy. Aluminium privacy screens are proposed to selected first-floor bedroom windows. Other principal openings are directed toward the new dwelling's own garden or positioned with regard to boundary separation and planting.

19.4 The retained and proposed boundary planting, re-aligned fencing and generous garden separations provide further screening. The low building form and separation from adjacent houses avoid an unacceptable overbearing effect or loss of outlook.

19.5 The development is for one dwelling and will generate ordinary domestic activity. Parking and turning are contained within the site. The air-source heat pump and other equipment will be selected and installed to meet applicable acoustic standards. Subject to normal construction controls, the proposal will not give rise to unacceptable noise, light or disturbance.

20. National Planning Policy Framework

20.1 The National Planning Policy Framework, as amended in February 2025, is a material consideration. Its presumption in favour of sustainable development and its economic, social and environmental objectives provide the overarching basis for assessing the proposal.

20.2 The proposal supports the delivery of an additional home within an established settlement. It makes effective use of underused residential land while safeguarding living conditions, site character and environmental features. This is consistent with the objectives of paragraphs 61, 124 and 129 concerning housing supply and efficient use of land.

20.3 The access, parking, electric-vehicle charging and cycle storage respond to paragraphs 109, 115 and 116. Safe and suitable access is provided, and the limited traffic generated by one dwelling will not result in an unacceptable highway-safety impact or severe residual network effects.

20.4 The context-led layout, low massing, material palette, landscaping and inclusive design approach respond to paragraphs 131, 135 and 136, which seek high-quality, attractive, functional, safe and accessible development that is sympathetic to local character and retains trees wherever possible.

20.5 The air-source heat pump, photovoltaic panels, energy-efficient envelope, permeable drainage and EV charging respond to paragraphs 161 to 166 concerning climate change, renewable energy, resilience and sustainable drainage.

20.6 Tree protection, replacement planting, biodiversity measures, controlled lighting and nutrient mitigation respond to paragraphs 187, 192 and 193 concerning the natural environment, ecological networks and the avoidance, mitigation and compensation hierarchy.

21. Havant Local Planning Policy

21.1 Havant Borough Council confirms that the adopted development plan continues to comprise the Core Strategy 2011 and Allocations Plan 2014. The emerging Building a Better Future Plan may be a material consideration according to its stage, but it has not replaced the adopted plan.

21.2 The proposal supports the objectives of the **Havant Borough Local Plan (Core Strategy) (2011)**, and complies with:

CS9 Housing
CS16 High Quality Design (D1)
CS21 Financial Contributions (IMP1)
T9 Car and Cycle Parking on Residential Development (DM13)

The proposal supports these policies by delivering required housing needs.

According to the Local Authority Planning Interactive Map the following is noted:

TPO – Areas:	1252
TPO – Part:	W1
TPO – Type:	TPO Woodland
Listed Buildings:	Building is not listed
Sites of Special Scientific Interest:	This property is not in a SSSI
Sites of Important Nature Conservation:	This property is not in a SINC
HBC Coastal 5600m Buffer:	This property is not within 5600m of HBC coastline boundary
Conservation Areas:	This property is not in a conservation area.

According to Flood Map for planning, the site is in flood zone 1, an area with a low probability of flooding.

Relevant considerations include:

- principle of development
- design and townscape
- residential amenity
- housing delivery
- impact on local area
- sustainability.

The development performs positively against each of these considerations.

22. Planning Contributions and Other Requirements

22.1 The proposal is for one dwelling and is below the national threshold at which affordable-housing provision is normally sought. Any Community Infrastructure Levy liability will be dealt with through the statutory CIL process.

22.2 The applicant has committed to the nutrient mitigation package identified in the supporting checklist and calculator. Any payment, agreement or other mechanism required by Havant Borough Council to secure that mitigation will be completed at the appropriate stage.

22.3 Biodiversity Net Gain information or exemption evidence, as applicable on validation, will be supplied through the statutory process. Detailed matters capable of appropriate control, including materials, landscaping, tree protection, foundation coordination, drainage and ecological enhancements, may be secured by planning condition where necessary.

The table below sets out the anticipated Planning Contributions applicable to the proposed development:

New dwelling (3b/5p)	Calculation
Gross External Area (GEA)	234.167m ²
Gross Internal Area (GIA)	184.492m ²
Nutrient Neutrality – The total annual nitrogen load to mitigate is (kg TN/yr)	1.36

PLANNING CONTRIBUTIONS	CHARGE RATE	ESTIMATED CONTRIBUTION (excluding legal/admin fees, unless noted)	COMMENT
Biodiversity Net Gain	£0	£0	Self-build exemption to be applied for on submission. Application site area = 0.127084 hectare. To be advised by LPA.
Bird Aware Solent Contribution (formerly Solent Recreational Mitigation) Updated rates applicable to permissions granted on or after 1 April 2026	Amount £1,108.00+ 5% Monitoring Fee £55.40+ Admin Fee £28.00	£0	Application site is not within the 5.6km of the coastline.
CIL	£142.86/m ²	£0	Self-build exemption to be

Updated rate applicable to permissions granted on or after 1 April 2026	(x 184.492m ² from table above)		applied for on submission.
New Forest Mitigation	£TBC	£TBC	To be advised by LPA
Nutrient Neutrality Mitigation Contribution	£3,535.00 cost per kilo from 1 April 2025 (x2 from above table)	£7,070.00	To be confirmed by LPA.
Solent Waders & Brent Goose Mitigation Contribution	£TBC	£TBC	To be advised by LPA
Any Other	£TBC	£TBC	To be advised by LPA

23. Material Planning Consideration and Planning Balance

23.1 The principal benefits of the proposal are:

- delivery of one additional family dwelling within the established urban area;
- efficient use of an underused rear part of an existing residential site;
- removal of a large garage or workshop and rationalisation of the rear plot;
- a high-quality, low-profile and distinctive architectural design;
- generous internal and external living accommodation;
- retention and protection of the most important trees and the site's leafy character;
- replacement trees, hedges, shrubs and ecological features;
- a non-invasive piled-slab strategy that substantially reduces excavation around roots;
- sustainable drainage, renewable energy, EV charging and secure cycle storage; and
- safe on-site parking, turning, refuse presentation and emergency access.

23.2 The principal effects requiring mitigation are the loss of one ash, one cherry laurel and three shrubs, limited RPA incursions, the introduction of a dwelling in a rear-garden position, additional domestic activity and nitrogen generated by a new household. Each matter has been addressed through the design and supporting technical documents.

23.3 Tree losses are limited and replacement planting is proposed. The RPA incursions are managed by raised, specialist foundations and no-dig surfaces. Visual and amenity effects are reduced through the low roof form, deep setback, privacy screens, garden separation, fencing and planting. Traffic generation is modest and the site provides policy-compliant parking and turning. The nitrogen budget is quantified and a mitigation package is accepted in principle through the signed checklist.

23.4 The scheme therefore achieves the economic, social and environmental objectives of sustainable development in a mutually supportive way. No adverse effect has been identified that would outweigh the delivery of a well-designed home in this sustainable urban location.

23. Conclusion

24.1 The proposal provides one spacious and energy-conscious family dwelling in an established residential area. Its layout and architectural form respond to the long plot, adjoining homes, mature landscape and access constraints.

24.2 The chalet-style massing, approximately 7.4-metre height and contained rear wing keep the building visually recessive. Generous gardens are retained for both homes, and parking, turning, cycle storage, refuse storage, EV charging, drainage and servicing are integrated into the site.

24.3 Trees have directly shaped the design. The submitted arboricultural work concludes that the scheme is defensible provided its recommendations are followed. The proposed specialist piled reinforced-concrete slab or raft, held at or above existing ground and coordinated with the 300 mm raised rear floor, avoids conventional trench foundations and greatly reduces root disturbance. Final pile positions and local details will remain subject to structural and arboricultural approval and supervision.

24.4 Flood risk, drainage, ecology, biodiversity, recreational disturbance and nutrient neutrality have been considered proportionately. Necessary mitigation and statutory information will be secured through the supporting documents, conditions and relevant legal or administrative mechanisms.

24.5 Taken as a whole, the proposal accords with the National Planning Policy Framework, the adopted Havant development plan and relevant supplementary guidance. It makes efficient use of land, protects residential amenity and important natural features, and delivers a high-quality additional home. Planning permission should therefore be granted.