

Design and Access Statement

Version 1.1 | 08 August 2026

To be read in conjunction with the planning application drawings submitted

Proposed New Dwelling 40 Jubilee Road, Waterlooville, Hampshire. PO7 7RD.



Studio

TSBP Architecture

The Studio, 81 Manor Road,
Portsmouth, Hampshire. PO1 5LB. United Kingdom.
+44 (0)800 756 9776
info@tsbp-architecture.co.uk
tsbp-architecture.co.uk

Copyright © 2026 - TSBP Architecture. All rights reserved.

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: 0877-01-TSBP_Design_Access_Statement_V1.1_August2026
Prepared By: TSBP Architecture (The Steven Barlow Partnership)
Steven Barlow FCIAT – Principal
Issue Date: **V1.1 | 08 August 2026 | Final Issue for planning submission**
Revision Status: V1.1 Planning Contributions Table updated (Section 19)
Prepared for: Mr. and Mrs. Palmer
Distribution: Client and Local Planning Authority

Local Planning Authority: Havant Borough Council

Drawing references:	0877-01.000.	Title Page
	0877-01.000.DIR-1.	Drawing Issue Register
	0877-01.001.	Location Plan & Block Plan
	0877-01.002.	Existing Site Plan
	0877-01.003.	Existing Elevations
	0877-01.004.	Proposed Site Plan
	0877-01.005.	Proposed Ground Floor Plan
	0877-01.006.	Proposed Roof Plan
	0877-01.007.	Proposed Elevations 1 of 3
	0877-01.008.	Proposed Elevations 2 of 3
	0877-01.009.	Proposed Elevations 3 of 3
	0877-01.010.	Proposed Building Sections

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

Table of Contents

1. Summary
2. Introduction
3. Site and Context
4. Planning History and Existing Use
5. Design Concept
6. Amount of Development
7. Layout
8. Scale and Massing
9. Appearance
10. Residential Quality
11. Residential Space Standards
12. Access
13. Waste and Servicing
14. Landscaping
15. Sustainability
16. Visual Impact on the Surroundings
17. Planning Policy Framework
18. Havant Local Planning Policy
19. Planning Contributions
20. Planning Balance
21. Material Planning Considerations
22. Conclusion

1. Summary

This application seeks full planning permission for the erection of a single-storey, three-bedroom dwelling within the rear garden of 40 Jubilee Road.

The proposal has been carefully developed to deliver a high-quality, sustainable and policy-compliant form of residential infill development, making effective use of land within an established settlement.

Crucially, the scheme has been designed to respond directly to the typical concerns associated with backland development, namely:

- Impact on character
- Impact on neighbouring amenity
- Access and servicing constraints

Each of these matters has been fully addressed through design.

The development increases site coverage from 24.53% to 28.32%. This increase is modest in absolute terms and, importantly, still allows for:

- Generous private amenity space
- Adequate spacing between buildings
- Retention of the overall spacious character of the plot

The proposal therefore demonstrates that the site is capable of accommodating an additional dwelling without resulting in overdevelopment.

In planning terms, the scheme delivers:

- Additional housing within a sustainable location
- A high standard of residential accommodation
- A development that integrates into its surroundings

There are no adverse impacts that would significantly and demonstrably outweigh these benefits, and the proposal therefore represents sustainable development in accordance with the NPPF.

2. Introduction

This Design and Access Statement has been prepared in support of a full planning application for the erection of a new single-storey three-bedroom dwelling within the rear residential curtilage of 40 Jubilee Road.

The application has been prepared on behalf of Mr. & Mrs. Palmer and relates to land within an established residential area falling under the jurisdiction of Havant Borough Council.

The proposal seeks to make efficient and sustainable use of residential garden land, delivering a high-quality, well-designed bungalow that responds sensitively to its surroundings.

The purpose of this document is not only to describe the proposal, but to demonstrate clearly how and why the development is acceptable in planning terms.

The scheme has been developed through a design-led and constraint-led process, taking into account:

- Site size and geometry, including making efficient use of a double-width plot
- Relationship to neighbouring properties
- Access and servicing requirements
- Planning policy and guidance

The result is a proposal that is deliberately modest, carefully positioned, and policy-aligned.

3. Site and Context

The application site is located to the rear of an existing dwelling fronting Jubilee Road and is accessed via the existing residential plot/access driveway. The site forms part of a large residential plot (approximately 802m²) within an established suburban area.

The scale, width and depth of the plot is significantly greater than typical suburban gardens, which is why it can accommodate additional development without harm.

The surrounding area is characterised by:

- Mixed dwelling types (detached and semi-detached)
- Varied architectural styles
- Generous spacing between buildings

This means there is no single rigid character that must be replicated. Instead, the prevailing character is one of:

Informality, variation, and low-density suburban development

The rear garden currently contains:

- A mobile home (to be removed)
- Outbuildings of varying quality

These elements already introduce built form into the rear of the site, meaning the proposal does not represent the introduction of development into a previously undeveloped context.

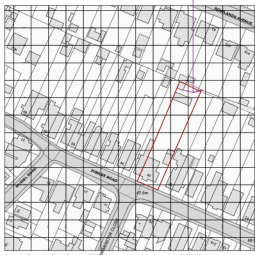
Instead, it represents:

A qualitative improvement and rationalisation of the site.

The site is not subject to any known heritage, conservation or landscape designations.

APPLICATION:
'40 Jubilee Road, Waterlooville.'
Application site (Solid red outline)

KEY:
New dwelling (solid green hatch)
Secure cycle storage (solid purple hatch)
Bins storage (solid orange hatch)



Ordnance Survey, (c) Crown Copyright 2026. All rights reserved. Licence number 100022432

1 LOCATION PLAN
1:1250



Ordnance Survey, (c) Crown Copyright 2026. All rights reserved. Licence number 100022432

2 BLOCK PLAN
1:500



Ordnance Survey Map Licence Number
100022432
Order Number: 3452142
Purchase date: 18 March 2026
Expiry date: 17 March 2027

location & block

The Steven Barlow Partnership The Studio, 81 Manor Road Portsmouth, Hampshire PO1 5LB United Kingdom +44 (0) 800 756 9776 info@tsbp-architecture.co.uk tsbp-architecture.co.uk		MR. & MRS. PALMER PROPOSED NEW DWELLING 40 JUBILEE ROAD, WATERLOOVILLE, PO7 7RD.		40 JUBILEE ROAD, WATERLOOVILLE. PO7 7RD. LOCATION PLAN AND BLOCK PLAN																																													
© Copyright 2026 - The Steven Barlow Partnership (TSBP Architecture) Chartered Institute of Architectural Technicians Chartered Practitioner Registered - Steven's Barlow (2024)		<table><thead><tr><th>Rev</th><th>CHD</th><th>Transmittal Set Name</th><th>Date</th></tr></thead><tbody><tr><td>01</td><td></td><td>Planning Application</td><td>18/03/2026</td></tr></tbody></table>		Rev	CHD	Transmittal Set Name	Date	01		Planning Application	18/03/2026	<table><thead><tr><th>Scale</th><th>1:1250</th><th>1:500</th></tr></thead><tbody><tr><td>0</td><td>0</td><td>0</td></tr><tr><td>1000</td><td>0</td><td>1000</td></tr><tr><td>2000</td><td>0</td><td>2000</td></tr><tr><td>3000</td><td>0</td><td>3000</td></tr><tr><td>4000</td><td>0</td><td>4000</td></tr><tr><td>5000</td><td>0</td><td>5000</td></tr><tr><td>6000</td><td>0</td><td>6000</td></tr><tr><td>7000</td><td>0</td><td>7000</td></tr><tr><td>8000</td><td>0</td><td>8000</td></tr><tr><td>9000</td><td>0</td><td>9000</td></tr><tr><td>10000</td><td>0</td><td>10000</td></tr></tbody></table>		Scale	1:1250	1:500	0	0	0	1000	0	1000	2000	0	2000	3000	0	3000	4000	0	4000	5000	0	5000	6000	0	6000	7000	0	7000	8000	0	8000	9000	0	9000	10000	0	10000
Rev	CHD	Transmittal Set Name	Date																																														
01		Planning Application	18/03/2026																																														
Scale	1:1250	1:500																																															
0	0	0																																															
1000	0	1000																																															
2000	0	2000																																															
3000	0	3000																																															
4000	0	4000																																															
5000	0	5000																																															
6000	0	6000																																															
7000	0	7000																																															
8000	0	8000																																															
9000	0	9000																																															
10000	0	10000																																															
		☐ preliminary ☒ planning ☐ building regulations ☐ production ☐ tender ☐ construction ☐ as built ☐ land registry ☐ other		0877-01.001. 1:1250, 1:500 A2 01 18 MARCH 2026																																													

4. Planning History and Existing Use

The site currently forms part of the residential curtilage of No. 40 Jubilee Road and is in lawful residential use.

A mobile home is currently present on site, previously granted a lawful use certificate (now to be removed as part of the re-development).

Existing outbuildings are partially retained and partially demolished to facilitate development.

The presence of a mobile home is important because it establishes:

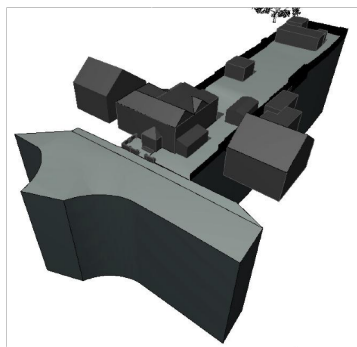
- Existing residential activity within the rear garden
- A precedent for built form in this part of the site

Its removal and replacement with a permanent dwelling results in:

- A more appropriate and visually coherent form of development
- Improved residential quality
- Enhanced long-term use of the site

This is therefore not an intensification from zero, but rather:

An evolution and improvement of an already developed part of the site. The proposal represents a logical redevelopment of previously developed garden land.



1 PERSPECTIVE VISUAL (EXISTING ARRANGEMENT) 1:100



0 EXISTING SITE PLAN 1:100

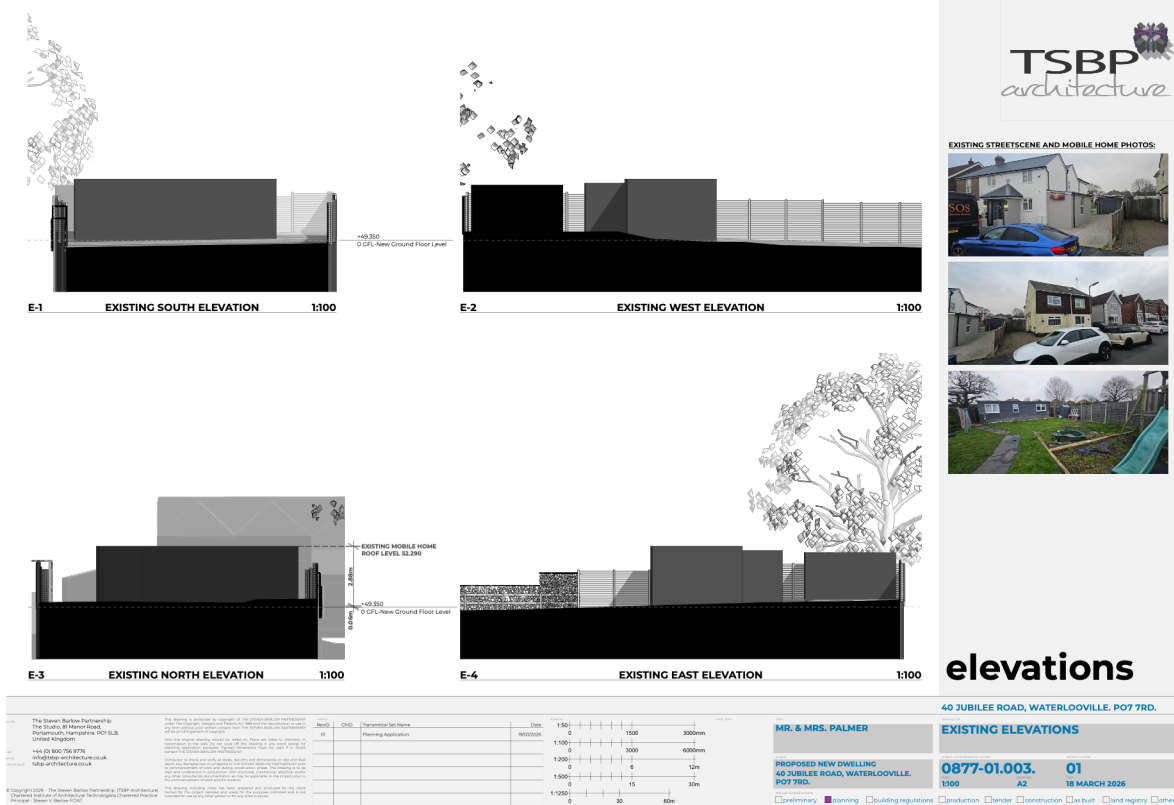
site plan

40 JUBILEE ROAD, WATERLOOVILLE, PO7 7BD.

EXISTING SITE PLAN

0877-01.002. 01

MR. & MRS. PALMER 26 MARCH 2026



5. Design Concept

The design concept is intentionally restrained and policy-responsive.

Why a bungalow?

A single-storey form has been chosen specifically to:

- Minimise visual impact
- Avoid overlooking into neighbouring gardens
- Prevent overbearing relationships

This directly addresses the most common reason for refusal in backland schemes.

Why this positioning?

The dwelling is set within the plot to:

- Maintain separation distances
- Retain garden space
- Avoid proximity to boundaries

This ensures that the development does not appear cramped or intrusive.

Why a simple form?

The architecture avoids unnecessary complexity because:

- Simple forms are more compatible with varied suburban contexts
- They reduce visual dominance
- They age better over time

The design is therefore not trying to “stand out”, it is deliberately:

Quiet, recessive, and contextually appropriate

6. Amount of Development

The application seeks permission for:

- A single-storey three-bedroom bungalow (3b/5p)
- Gross Internal Area: 91.51m² (compliant with NDSS, minimum requirement for a 3bedroom/5person, 1 storey dwelling is 86m²)
- Gross External Area: 109m²
- Associated access, parking, landscaping, and infrastructure.

The proposal introduces one additional dwelling only. This is important because:

- It represents a low-intensity form of development
- It avoids cumulative impacts associated with multiple units

The increase in site coverage from 24.53% to 28.32% remains relatively low, particularly given:

- The size of the plot
- The retention of large garden areas

This represents an appropriate and efficient use of land without overdevelopment. In practical terms, this means:

The site continues to function as a spacious residential plot rather than appearing subdivided or cramped.

7. Layout

The layout has been carefully designed to resolve three key issues:

1. Functionality

The arrangement ensures:

- A clear and logical access route via the existing frontage
- Logical positioning of parking to accommodate 2 off-street parking spaces for the new dwelling and 2 relocated off-street parking spaces for the existing dwelling
- Easy movement around the site
- That the new dwelling is within a fire appliance access of 45m reach.

2. Amenity

The new dwelling benefits from:

- A useable and private garden space of 109m² in size
- Good internal space configuration
- Maintaining separation and privacy to neighbouring properties

This ensures future occupants have a good standard of living, which is a key planning requirement.

3. Relationships

The positioning of the dwelling ensures:

- No direct overlooking
- No unacceptable loss of light
- No overbearing presence

The layout therefore actively mitigates potential neighbour concerns.

The internal layout of the new dwelling comprises:

- Open-plan kitchen/dining (21.38m²)
- Separate living room (15.39m²)
- Three bedrooms
- Bathroom and circulation space.



HARD AND SOFT LANDSCAPING NOTES: The proposed site, in like agreement, shall be constructed in accordance with the following:

1. ACCESS DRIVEWAY SERVING NEW DWELLING:

- 1a. Permanent access drive with CellPave or similar equivalent, for fire engine and delivery vehicle access. Minimum design capacity 20,000 Gross Vehicle Weight and 7.0 ft. axle loading.
- 1b. Access to deliver surface water drainage channel to discharge to either grass verges or soakways; subject to final surface water drainage design.
- 1c. Swept path tracking of waste collection vehicles to be engineered to suit.

Overall length 7m, overall width 2.5m.
Turning circle between kerbs (outer dash turning radius) 3.6m (indicated).

Access driveway needs to:

- Have suitable foundations and surfaces to withstand the maximum weight of the vehicle (generally 20,000 Gross Vehicle Weight)
- Have heavy-duty manhole covers, gully gratings etc. Be designed to ensure reasonable convenience for the collection vehicle.
- Be a minimum of 51 metres wide (between kerbs). Be arranged for the collection vehicle to continue in the forward direction.
- The minimum turning circles are 16.4m (bends to north).

Final design of the soft and hard landscaping scheme, and in particular the new site access drive, is to be subject to achieving the Waste Collection Vehicle, Fire Engine and Delivery Vehicle access requirements in compliance with the parameters set out by the LPA and under the Building Regulations design criteria in Part BS and following further consultations with the Local Fire Brigade.

2. BOUNDARY AND LANDSCAPING TREATMENTS:
2a). Grass verges (low level thin edge kerbs);
2b). Post and rail timber fencing/1.2m high hedging;
2c). Secure cycle storage is to be provided externally to meet the cycle standards for residential developments;

2d. Hand and soft landscaping to comprise of paving slabs or tiles and/or timber decking, with soft landscaped planter trees.

Bin collection day areas (Blue solid hatch) are to be provided at the head of existing access driveway/Drillie Road, wheels to this area by the occupier. The surface area is to be of

IMPORTANT NOTES:
All works to be carried out in accordance with the following:

All conditions/informatics 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.

DESIGNERS RISK ASSESSMENT:
This project will involve external/internal/structural work which must be risk assessed prior to commencement, and

Surveys for harmful substances/materials (i.e. Asbestos) must be undertaken prior to the commencement of works. All harmful substances/materials must be removed and disposed of by suitably qualified professionals in accordance with current Health and Safety Regulations.

The design, supply, full installation and commissioning of full roof safety and rooftop fall protection system is to be carried out by qualified specialists for the whole building.

areas, and to include maintenance and cleaning of whole building including elevators; complying with the requirements of the CDM Regulations 2015, Building Regulations 2010 (as amended), all other relevant Regulations, and all relevant BS + EN Standards.

site plan

40 JUBILEE ROAD, WATERLOOVILLE, PO7 7RD.

PROPOSED SITE PLAN

APN: 0877-01-004.01

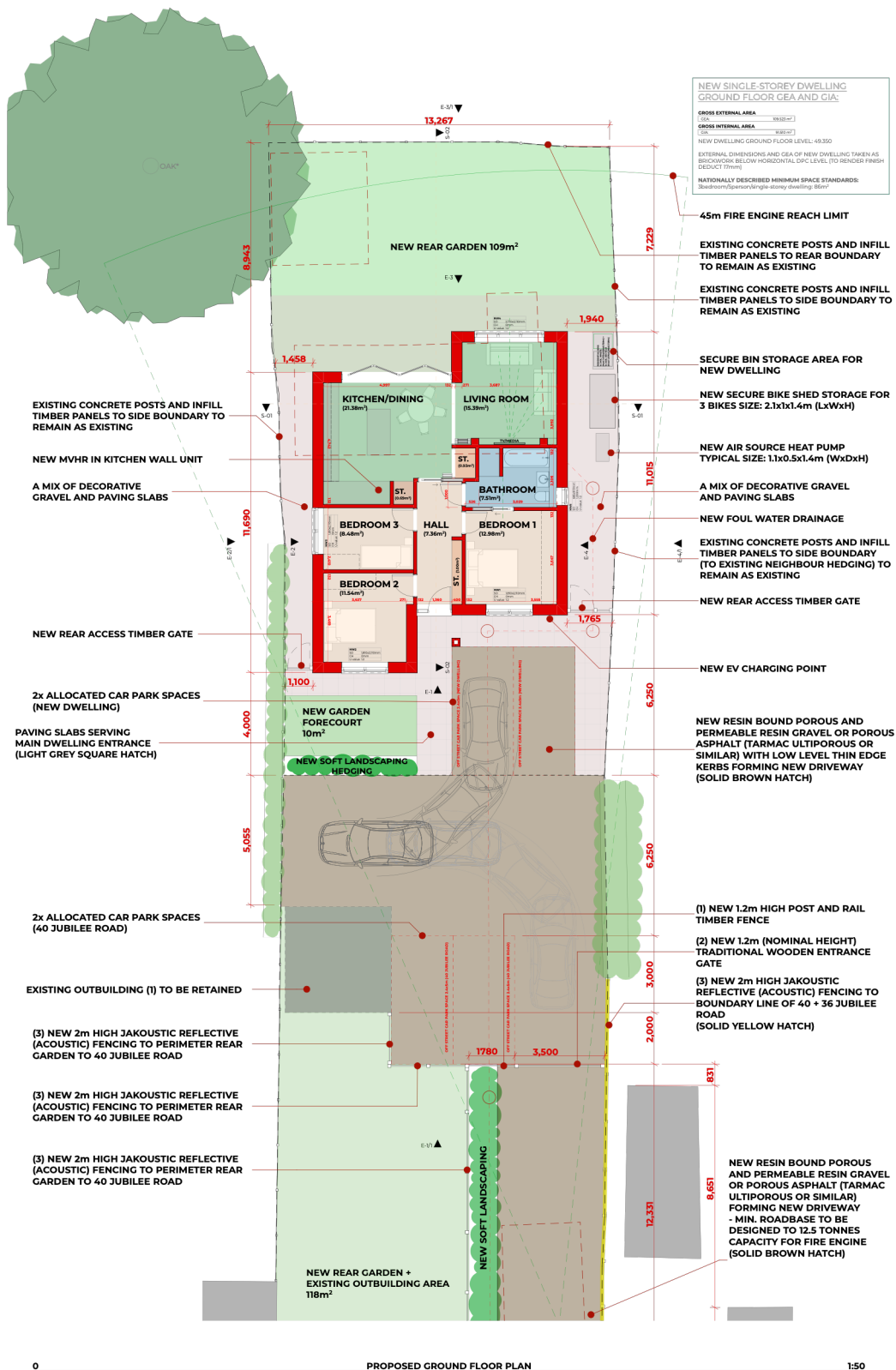
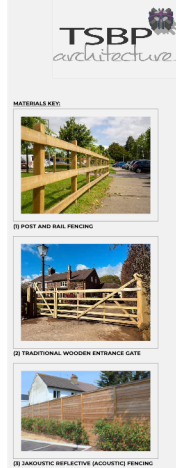
0877-01.004. **01**

1100 AD 18 MARCH 2026

☐ production ☐ tender ☐ construction ☐ as built ☐ land registry ☐ o

Page 15 of 32

TSBP Architecture (The Steven Barlow Partnership),
The Studio, 81 Manor Road, Portsmouth, Hampshire, PO1 5LB. United Kingdom.
+44 (0)800 756 9776 info@tsbp-architecture.co.uk <https://tsbp-architecture.co.uk>



plan

<p>TSBP Architecture The Studio, 81 Manor Road, Portsmouth, Hampshire, PO1 5LB. United Kingdom. +44 (0)800 756 9776 info@tsbp-architecture.co.uk https://tsbp-architecture.co.uk</p>		<p>40 JUBILEE ROAD, WATERLOOVILLE, PO7 7RD. PROPOSED GROUND FLOOR PLAN</p>	
<p>MR. & MRS. PALMER</p>		<p>0877-01.005. 01 018 1006 1006 01 10-MARCH 2026</p>	
<p>PROPOSED NEW DWELLING 40 JUBILEE ROAD, WATERLOOVILLE, PO7 7RD.</p>		<p>018 1006 1006 01 10-MARCH 2026</p>	

8. Scale and Massing

The proposed dwelling is:

- Single-storey in height, ensuring minimum visual impact
- Comparable in scale to surrounding ancillary structures (typically found in rear gardens) and neighbouring built form including the introduction of a new chalet-style bungalow development to the rear garden of 70 Jubilee Road (planning application ref: APP/14/01273).
- Designed with a modest increase in ridge height (approx. level of 53.585) over the existing built form (mobile home) of c. 1.295m.

Scale is one of the most important considerations in this proposal.

The decision to limit the development to a single-storey structure ensures that:

- The building remains visually subordinate
- It does not dominate neighbouring gardens
- It blends into the wider pattern of development

This ensures:

The building reads as a low-profile element within the site, rather than a prominent feature. The development sits comfortably within the surrounding context and avoids overbearing impacts.

9. Appearance

The architectural approach is traditional with a slight modern twist yet contextual:

Materials include:

- Rendered external walls
- Engineering brickwork below dpc level
- Slate pitched roofing
- Aluminium/PVCu windows (dark tones)

The design reflects a clean, modern bungalow form, with simple massing and high-quality detailing. The appearance has been carefully considered to strike a balance between:

- Modern design
- Contextual compatibility

The use of render, lower brickwork, and slate reflects materials commonly found in the area, ensuring the building does not appear out of place.

The restrained palette also serves a planning purpose as it reduces visual impact and avoids drawing attention to the development.

1. NEW EXTERIOR WALLS:
New exterior walls to be K-Rend render or similar, colour White or Off-white; with facing engineering brickwork (colour Blue or Black) below horizontal dpc level.

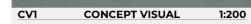
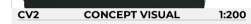
2. WINDOWS AND EXTERNAL DOORS:
New double or triple glazed aluminium or PVCu framed windows, framework, colour White or Black or Dark Grey.

New double or triple glazed aluminium or PVCu framed exterior doors framework, colour White or Black or Dark Grey.

3. NEW PITCH AND FLAT ROOFS:
New pitch roof tiles to be
- Slates with matching colour hip and ridge tiles, with either GRP dry valleys or Lead valleys suitable for slate-tile pitched roofs.

Flat roof to be single-ply roofing membrane.

5. BOUNDARY TREATMENTS:
A mix of new and existing boundary treatments.
Refer to site plan drawing for details.



40 JUBILEE ROAD, WATERLOOVILLE. PO7 7RD.

[illegible]

40 JUBILEE ROAD, WATERLOOVILLE. PO7 7RD.

[illegible]

10. Residential Quality

The proposal has been designed to ensure that the dwelling provides a genuinely good living environment, rather than simply meeting minimum standards.

This is achieved through:

- Well-proportioned rooms
- Good daylight penetration
- Functional layout

This is important because poor-quality accommodation can be a valid reason for refusal.

In this case:

The proposal clearly delivers a high standard of residential amenity.

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)
Three-bed single storey dwelling (3b/5p)	86	91.51

These areas provide appropriate living environments for their intended occupancy. This demonstrates that:

- The scheme is not over-compressed
- Rooms are usable and comfortable
- The dwelling is suitable for long-term occupation

12. Access

Access has been designed to meet both planning and Building Regulations requirements.

Vehicular Access

- Access via existing driveway from Jubilee Road
- Driveway upgraded to accommodate fire appliances.

Parking

- 2 off-street parking spaces for new dwelling
- Existing parking retained but relocated for hoist dwelling.

Cycle Storage

- Secure storage for 3 bicycles for the new dwelling provided.

Refuse Storage

- Dedicated bin storage areas provided
- Collection point located at site frontage.

Pedestrian Access

- Safe and legible access routes from parking to dwelling.

Why is this acceptable?

- The site already benefits from an established access
- The driveway is upgraded to support fire and service vehicles
- The dwelling falls within the 45m fire appliance reach

This ensures that there are no highway safety or emergency access concerns.

13. Waste and Servicing

Dedicated waste and recycling storage areas are provided.

The waste strategy ensures:

- Bins can be stored discreetly
- Collection occurs from the site frontage
- Movement distances are reasonable

This is important because poor servicing arrangements can lead to:

- Visual clutter
- Practical difficulties

The proposal avoids these issues and is therefore fully compliant.

14. Landscaping

The scheme incorporates a comprehensive landscaping strategy, ensuring it plays a key role in mitigating impact:

- Soft landscaping including lawns and planting
- Permeable driveway surfacing (resin-bound or porous asphalt)
- Retention of existing boundary treatments where appropriate

Introduction of:

- Acoustic fencing (up to 2m high) for privacy/noise mitigation
- Post and rail fencing and hedging, open rail designed entrance gates

ensures that:

- Privacy is maintained
- Visual screening is enhanced

The development integrates into its surroundings. These improvements will enhance the functionality of the site, visual amenity and residential quality.

15. Sustainability

The proposal includes:

- Air Source Heat Pump (optional) or electric boiler and hot water storage cylinder
- Solar PV panels on south and west roof slopes and flat roof
- MVHR system to improve energy efficiency and air quality.
- Permeable surfaces to assist with surface water management.

The building methodology and approach that will be used to achieve a 'C' rating or above for the development are as follows:

Fabric First

To achieve a low energy home the approach is to first ensure that the fabric of the building is of the highest possible standard to reduce the energy demand to run the home.

Key features of the fabric first approach followed are:

- Very high levels of insulation - achieved by using high levels of insulation for the building envelope which are extended to the floor and roof.

- Air Tightness contributes significantly to the performance of a low energy building and is affected by the design, build method, quality of materials used, quality of workmanship and attention to detail.
- Windows, doors and glazing - the glazing, especially in a contemporary designed building, form an important element of the building fabric. Use windows and sliding doors that are double or triple glazed and have a unique construction method to help achieve U-values 1.2 (W/m²K) or better.

Renewable Energy Generation

We propose to utilise Solar Panels generation on the new dwelling. The design of the building provides a flat roof area and pitch roofs where solar panels can be installed and positioned to maximise the generation of electricity. In combination, with either an optional air source heat pump or electric boiler is to be installed.

Mechanical Ventilation Heat Recovery

With an airtight building it is necessary to install a whole house mechanical ventilation system to ensure the quality of air in the home. Warm air is extracted from the bathroom and kitchen and fresh air is drawn from outside, filtered and then supplied into all rooms of the home. The heat from the extracted air is recovered and used to pre-heat the fresh air being brought into the home to ensure a high-quality living environment and maximising energy efficiency. In summer months the heat recovery system is bypassed.

Low Energy Lighting systems

It is intended the new dwelling to benefit from 100% LED low energy fittings, and in conjunction with PIR sensors in all rooms to enable the most efficient use of lighting; humidity and temperature sensors in all rooms allows the zoning of heating to provide maximum control and energy reduction.

These measures support reduced operational carbon and improved environmental performance.

16. Visual Impact on the Surroundings

The single-storey dwelling is positioned to the rear of the application site and is not readily visible from Jubilee Road.

This means:

- The street scene remains unchanged
- The development does not alter the character of the public realm
- Single-storey scale reduces overlooking and dominance
- Careful positioning maintains separation distances
- Boundary treatments enhance privacy
- No significant loss of light or outlook.

The visual impact is therefore limited, localised, and acceptable. The proposal is considered to respect neighbouring amenity and host dwelling.

17. Planning Policy Framework (NPPF)

The proposal aligns with the National Planning Policy Framework (NPPF) including:

- achieving sustainable development
- making effective use of land
- achieving well-designed places.

18. Havant Local Planning Policy

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:	No results found nearby
TPO – Groups:	No results found nearby
TPO – Individual Trees:	No results found nearby
TPO – Woodland:	No results found nearby
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 SIN
HBC Coastal 5600m Buffer:	This property is 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.

19. Planning Contributions

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

New dwelling (3b/5p)	Calculation
Gross External Area (GEA)	109.523m ²
Gross Internal Area (GIA)	91.510m ²
Nutrient Neutrality – The total annual nitrogen load to mitigate is (kg TN/yr)	1.19

PLANNING CONTRIBUTIONS	CHARGE RATE	ESTIMATED CONTRIBUTION (excluding legal/admin fees, unless noted)	COMMENT
Biodiversity Net Gain	£0	£0	Application site area = 0.0802 hectare. Application site exempt.
Bird Aware Solent Contribution (formerly Solent Recreational Mitigation) Updated rates applicable to permissions granted on or after 1 April 2026	Amount £942.00+ 5% Monitoring Fee £47.10+ Admin Fee £28.00	£1,017.10	Additional cost for 1nr. three-bedroom dwelling, based on a three-bedroom property scale of mitigation per unit is currently charged at £942.00.
CIL Updated rate applicable to permissions granted on or after 1 April 2026	£142.86/m ² (x 91.510m ² from table above)	£13,073.12	To be confirmed by LPA.
New Forest Mitigation	£TBC	£TBC	To be advised by LPA
Nutrient Neutrality Mitigation Contribution	£3,535.00 cost per kilo from 1 April 2025	£3,535 x 1.19 (from table above) = £4,206.65 OR £3,535 x 2 credits = £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

20. Planning Balance

The proposed development represents a well-considered, policy-compliant infill scheme that:

- Makes efficient use of underutilised residential land
- Provides high-quality accommodation meeting national standards
- Responds positively to local character
- Incorporates sustainable design measures
- Maintains residential amenity

The scheme aligns with the core planning objectives of:

- Sustainable development
- Good design
- Efficient land use

The proposal delivers:

- Additional housing
- Efficient land use
- Sustainable design

There are no harms that outweigh these benefits.

21. Material Planning Considerations

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. Conclusion

The proposed development represents a sensitive development and enhancement of the existing building and rear garden area at 40 Jubilee Road.

The proposals will:

- Retain and improve the residential rear garden area
- Deliver new residential accommodation
- Enhance the appearance of the building
- Promote sustainable development within an accessible suburban location.

The development presented provides a viable and policy-compliant solution for the future use of the site. The proposal therefore represents an appropriate and sustainable form of development.

The application is respectfully submitted for approval.