



Design & Access Statement

Site Address:
25 Lysander Way,
Waterlooville, PO7 8LE

Date: August 2026

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1. Introduction

1. Introduction

1.1 This Design and Access Statement (DAS) has been prepared in support of a householder planning application for works at 25 Lysander Way, Waterlooville, PO7 8LE. The application seeks permission for the demolition of an existing rear conservatory and a loft conversion of the existing bungalow, incorporating a rear dormer, a front dormer and associated rooflights, to provide additional first floor bedroom accommodation. As the works are wholly within the curtilage of an existing dwellinghouse and do not create a new dwelling or involve any change of use, this is a householder application under Part 1 of the Town and Country Planning (General Permitted Development) framework and the Town and Country Planning (Development Management Procedure) (England) Order 2015.

1.2 A Design and Access Statement is not a mandatory submission requirement for householder applications of this kind, as the site is not listed, is not within a conservation area, and does not otherwise fall within the categories for which a DAS is required by the 2015 Order. It is nonetheless provided voluntarily, given that the proposed front dormer is the element of the scheme most likely to require the Council's careful consideration, in order to set out clearly the design rationale and policy compliance case at the outset and to assist the case officer in reaching a well-informed decision.



2. Site Location and Description

1.3 The statement should be read alongside the following drawings prepared by GRK Architecture (March 2026):

- 216/100 - Location Plan (1:1250)
- 216/101 - Block Plan (1:200)
- 216/102 - Existing Plans (1:50)
- 216/103 - Existing Elevations (1:50)
- 216/104 - Proposed Plans, Section and Roof Plan (1:50)
- 216/105 - Proposed Elevations (1:50)

1.4 Because the proposed front dormer window is the element of the scheme most likely to attract comment from officers, this statement gives particular attention to the design rationale for that element in Section 5, in addition to addressing the scheme as a whole.

2. Site Location and Description

2.1 No.25 is a single-storey bungalow located on the eastern side of Lysander Way, within a predominantly residential estate to the north-west of Waterlooville town centre, in the Havant Borough Council administrative area. The estate is accessed from Stratford Road and comprises a network of curvilinear cul-de-sac streets with Shakespearean names, including Othello Drive, Oberon Close, Sebastian Grove and Fabian Close.

2.2 The surrounding built form, as shown on the Location Plan and confirmed by aerial and street-level photography, is mixed in character. Dwellings within the immediate group include a combination of single-storey bungalows and two-storey houses, several of which are physically linked or share party walls with dwellings of a different height. No.25 itself is attached, via a party wall, to the neighbouring property, which is two storeys in height. The application site therefore already sits within a streetscene where a change in roofline and building height between adjoining, physically-linked dwellings is an established and unremarkable feature, rather than an anomaly.

2.3 The site benefits from a private rear garden, an existing driveway providing off-street parking to the front, and mature landscaping along the wider estate, including a belt of trees and green space to the east of Lysander Way which forms part of the estate's green infrastructure. The property currently has roof-mounted solar (photovoltaic) panels.

2.4 The site lies outside the Chichester Harbour Area of Outstanding Natural Beauty, is not within a conservation area, and the building is not listed. No heritage, landscape or ecological designations apply to the site.

3. Built Context

3.1 An understanding of the surrounding built form is central to assessing this proposal, and in particular the front dormer. This section draws on a photographic contextual analysis of the immediate area (extracted from the GRK Architecture Site Analysis drawing, reproduced at Figure 1 below) and on a directly comparable, previously approved scheme elsewhere within the Borough (Figure 2).

3.2 Contextual Analysis of the Surrounding Streets

3.2.1 The plan below identifies four viewpoints within a short walk of the site, covering Lysander Way itself and the neighbouring streets of Oberon Close and Valentine Court, all part of the same estate.



3. Built Context

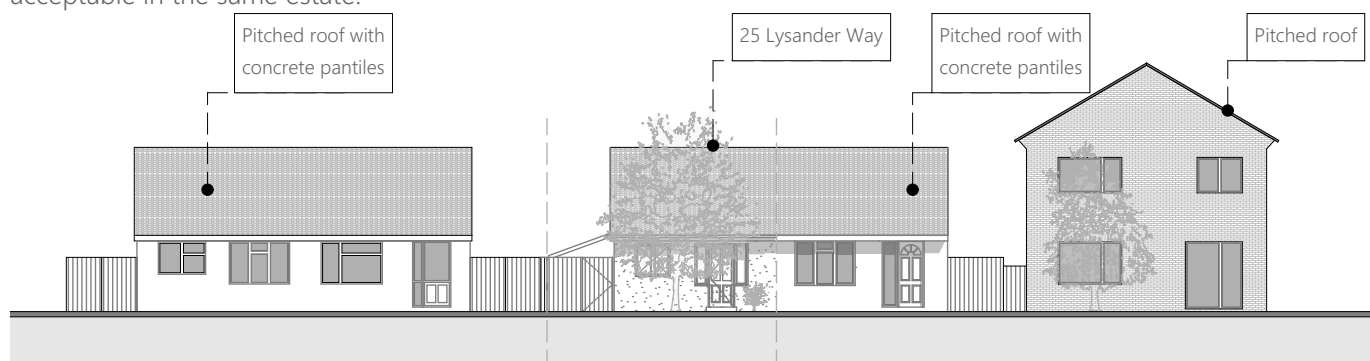
3.2.2 Viewpoint 1 - Lysander Way (application site). The photograph below shows No.25 in its immediate setting: a single-storey bungalow within a row that includes dwellings of varying roofline and massing, fronting directly onto the street with on-plot parking, typical of this part of the estate.

3.2.3 Viewpoint 2 - Lysander Way. A short distance from the site, this pair of dwellings demonstrates that substantial two-storey roofscapes, including large front-facing gable and hip-roof forms with front dormer-style windows within the roof slope, are already an established part of the street's character, not an exception to it.

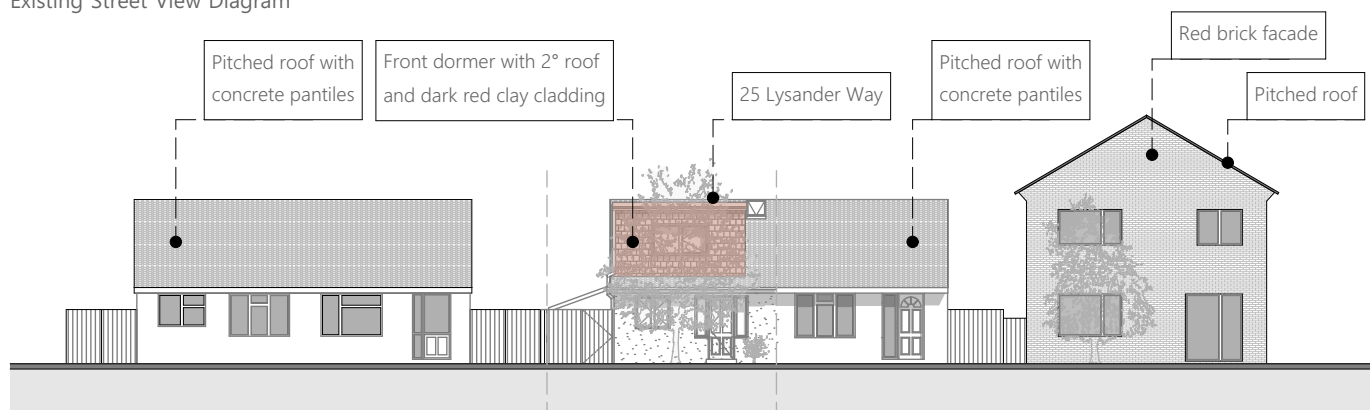
3.2.4 Viewpoint 3 - Oberon Close. This viewpoint, within the same estate, shows an existing front dormer that spans almost the full width of the roof slope it sits within - materially larger and more prominent than what is proposed at No.25. Its presence, evidently accepted within the streetscene without apparent objection, demonstrates that the principle of a front-facing dormer of significant scale has already been established, tested and accepted in this part of Waterlooville.

3.2.5 Viewpoint 4 - Valentine Court. This viewpoint, a few hundred metres from the site, confirms that two-storey terraced housing is also well established within the immediate area, reinforcing the point made in Section 2 that the surrounding built form is mixed in height rather than uniformly single-storey.

3.2.6 Taken together, these viewpoints demonstrate that neither a change in roof form to accommodate habitable space, nor a front-facing dormer window, would be a novel or discordant intervention in this part of Waterlooville. The proposed front dormer at No.25 is markedly smaller and less prominent than the existing full-width example at Oberon Close (Figure 1c), which provides a clear, more intensive benchmark for what has already been found acceptable in the same estate.



Existing Street View Diagram



Proposed Street View Diagram

3. Built Context (Approved Precedent)

3.3 Comparable Approved Precedent: 9 Fabian Close, Waterlooville (Same Estate)

3.3.1 The most directly relevant precedent available is a scheme approved at 9 Fabian Close, Waterlooville, PO7 8LQ (drawing P002, 'Proposed Elevations', The Planning Service, dated 08/12/2021, prepared for Jessica Mcknight). Fabian Close forms part of the same estate as the application site, sharing the same Shakespearean street-naming pattern as Lysander Way, Othello Drive and Oberon Close, and lies only a short walk away. This is, therefore, not merely a same-Borough precedent but a same-estate precedent, addressing directly any concern that a front dormer would be unfamiliar within this particular streetscape.

3.3.2 The approved scheme at 9 Fabian Close includes a dormer to the front (South) elevation with a flat EDPM rubber roof, UPVC window, and cladding, guttering and fascias detailed to match the existing dwelling, together with the removal of an existing garage door and its replacement with a window in matching brick. As Figure 2 below shows, the approved dormer is set within, rather than across the full width of, the front roof slope - positioned over part of the frontage only, in a materially similar manner to the dormer now proposed at No.25 - and is of a broadly comparable scale and prominence.

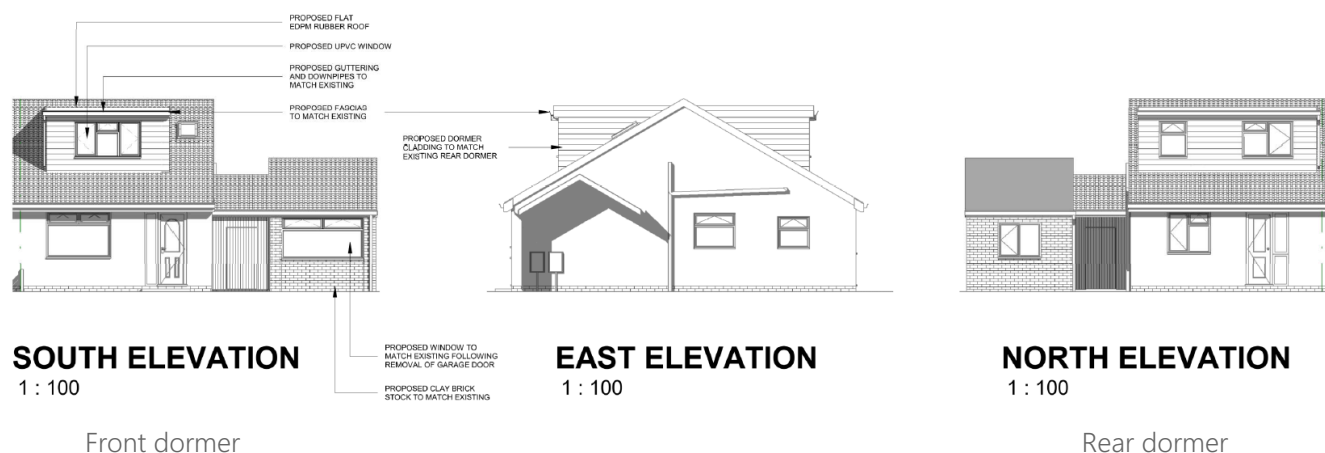


Figure 2: 9 Fabian Close, Waterlooville - approved South (front), East and North elevations, showing a front dormer with a flat EDPM roof of comparable scale and prominence to that proposed at 25 Lysander Way (The Planning Service, drawing P002, 08/12/2021).

3.3.3 This precedent is considered highly persuasive because it was approved by the same local planning authority, for a dwelling within the same immediate estate and street pattern as No.25, for a front dormer of a similar non-full-width scale, flat-roof form and contemporary detailing to that now proposed. It demonstrates that the Council has, in a scheme on the applicant's own doorstep, already accepted the principle that a front dormer of this general scale and character is compatible with the character of this estate. The applicant/agent can provide the application reference and decision date to the case officer on request, to allow this precedent to be verified against the Council's own planning records.

4. Planning Policy Context

4.1 The Development Plan for Havant Borough comprises the Havant Borough Local Plan (Core Strategy, adopted 2011) and the Local Plan (Allocations, adopted 2014). The Havant Borough Local Plan 2036, which would have superseded these documents, was withdrawn from examination in March 2022; the Core Strategy therefore remains the adopted, up-to-date policy against which this application falls to be determined.

4.2 The principal design policy is Core Strategy Policy CS16 (High Quality Design), which requires development to respond positively to local context, including existing building lines, heights, massing, materials and proportions, and to avoid unacceptable harm to neighbours' amenity through loss of privacy, outlook or overshadowing.

4.3 Policy CS16 is supplemented by the Havant Borough Design Guide Supplementary Planning Document (SPD, adopted December 2011), which remains a live and material consideration. Section 5.3 of the SPD (Extensions and Additions to Existing Residential Properties) and, in particular, paragraphs 5.47 to 5.51 (Dormers and Roof Lights), are directly relevant to this proposal and are addressed in detail in Section 8 below.

4.4 At the national level, Chapter 12 of the National Planning Policy Framework (Achieving Well-Designed Places) is also material. It requires good design to be a key consideration in decision-making, but equally recognises that design policies should not be applied so rigidly that they prevent appropriate, well-considered household growth.

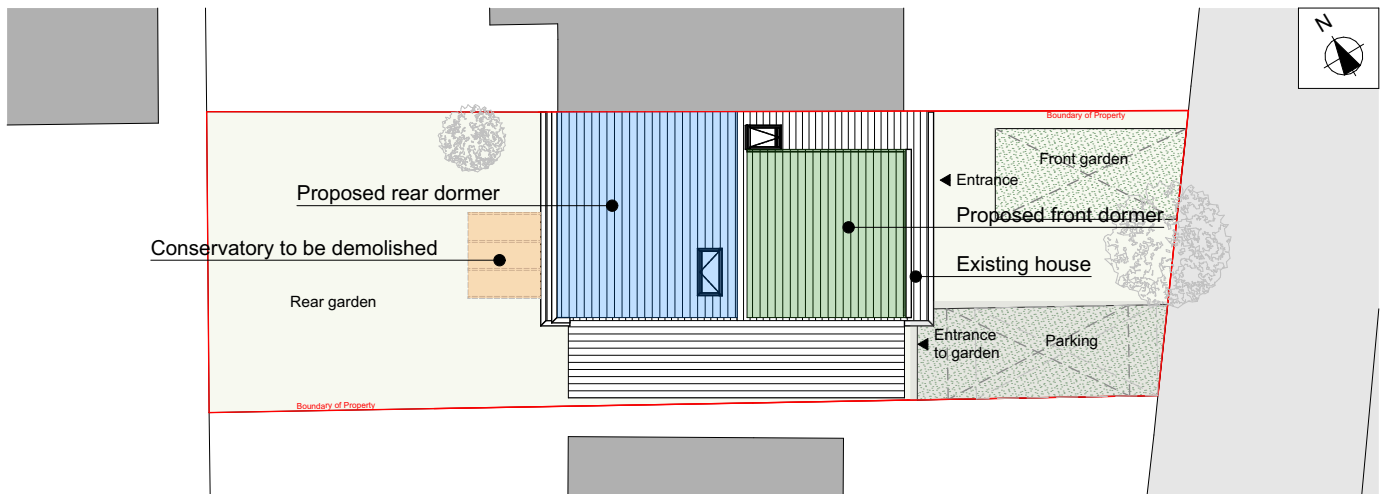
5. Proposal

5.1 The proposal comprises two related elements:

- Demolition of the existing rear conservatory, as identified on the Block Plan (216/101), with the resulting ground floor reconfigured to provide a living room, kitchen and bathroom within the retained building footprint. No increase in ground floor footprint or loss of garden area results from this element; in fact, the removal of the conservatory represents a modest reduction in built footprint.
- A loft conversion of the existing bungalow roof space to provide three first floor bedrooms, a bathroom and hallway, served by a new rear dormer, a new front dormer and rooflights, as shown on the Proposed Plans, Section and Roof Plan (216/104) and Proposed Elevations (216/105).

5.2 The existing roof ridge height is retained at its current level, which matches the roofline of the adjoining property. No increase in overall ridge height is proposed.

5.3 Both dormers are of a simple, flat/shallow-pitch (2°) form finished in red clay cladding, with new double-glazed windows. This contemporary treatment is deliberately recessive and is set apart visually from the retained render and window detailing of the original bungalow, so that the addition reads honestly as a later, subordinate insertion rather than an imitation.



Block Plan

6. Design Approach

6.1 Use

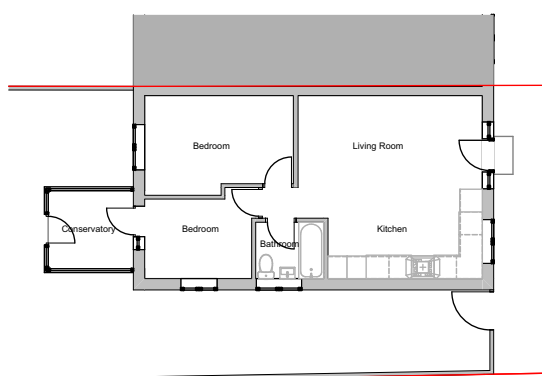
6.1.1 The application site remains in single residential use (Use Class C3). The proposal simply increases the amount of habitable floorspace within the existing dwelling.

6.2 Amount

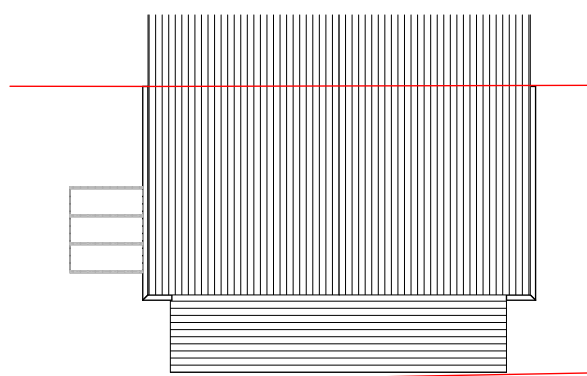
6.2.1 The works add first floor accommodation within the roof void of an existing single-storey dwelling. No extension to the footprint of the building is proposed; the only area of built form actually removed is the rear conservatory.

6.3 Layout

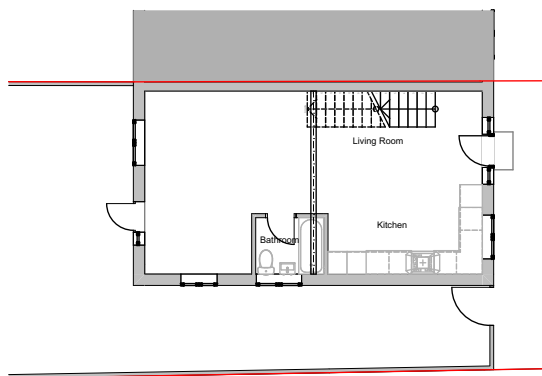
6.3.1 The internal layout has been designed so that habitable rooms at first floor (bedrooms) are served by the two dormers and rooflights, while non-habitable circulation space (hallway) is located centrally, away from the roof slopes, which is an efficient use of the available roof void.



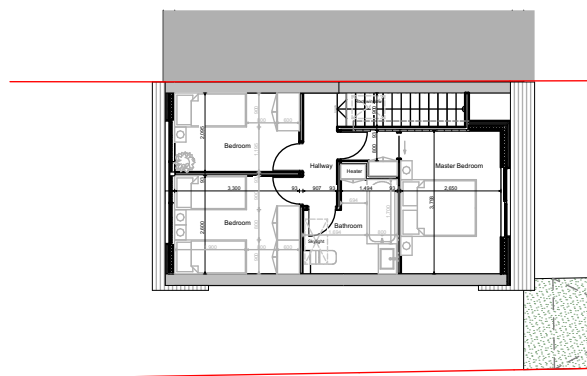
Existing Ground Floor Plan



Existing Roof Plan



Proposed Ground Floor Plan



Proposed Loft Plan

6. Design Approach

6.4 Scale and Massing

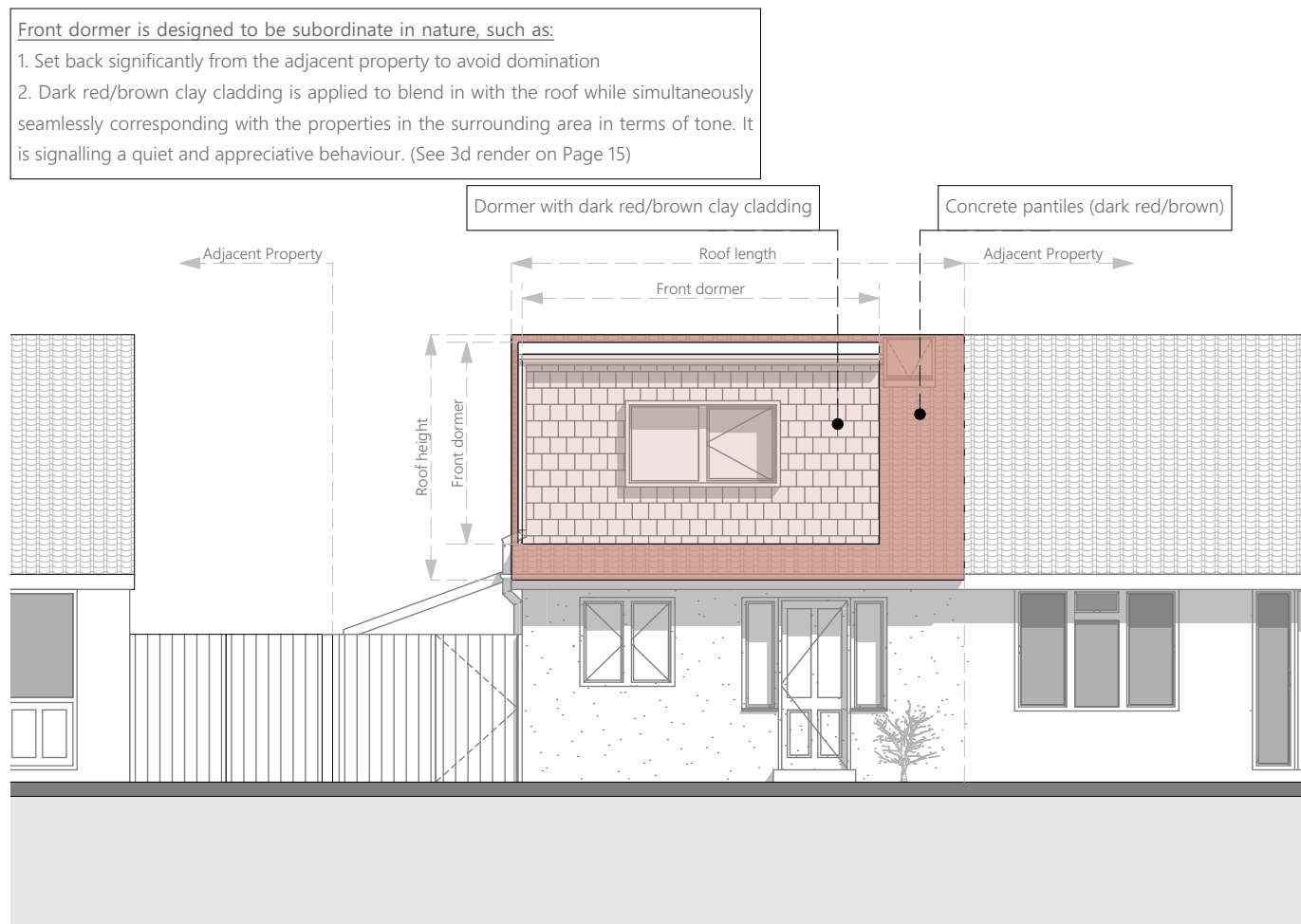
6.4.1 The front dormer is proportioned to be significantly more subordinate to the host roof than the rear dormer: it is set back from the wall face below, set in from the verges, and sit beneath the retained ridge line. Neither dormer increases the overall height or width of the building envelope beyond the existing roof slopes it replaces.

6.5 Landscaping

6.5.1 No changes are proposed to the front boundary treatment, driveway, or garden landscaping. The rear garden will, if anything, benefit from the removal of the conservatory, which will increase the amount of usable and plantable garden area immediately to the rear of the house.

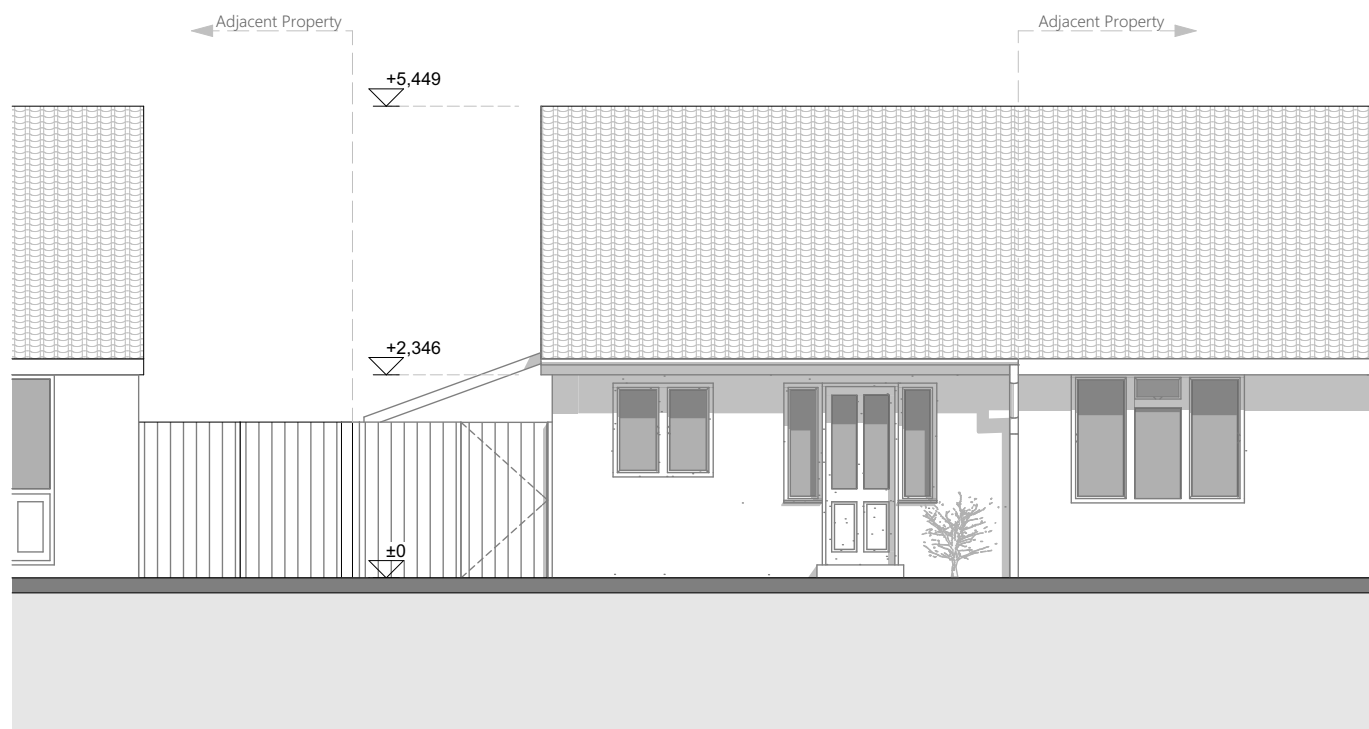
6.6 Appearance

6.6.1 Existing render is retained to the ground floor walls and existing ground floor window and door openings are unaltered. The new dormers are clad in red clay, a material that is durable, low-maintenance and visually corresponding with the solutions used in most of the properties in the area and works well with the existing rendered elevations.



Proportions in Proposed Street Scene / Front Elevation

6. Design Approach



Existing Street Scene / Front Elevation



Proposed Street Scene / Front Elevation

7. Demographic Context

7. Demographic Context and Housing Need

7.1 In addition to the design-based case set out above, the Council's own guidance recognises household demographics as a legitimate design consideration. The seventh of the SPD's Key Principles, Adaptability and Sustainability, expressly requires new development to be flexible enough to respond to changing lifestyles and demography over a building's lifetime, and Core Strategy Policy CS16(7) likewise requires design to adapt to the changing needs of users. This section sets out why that principle has particular force at 25 Lysander Way and along this part of Lysander Way more generally.

7.2 The applicant advises, from direct first-hand knowledge as a resident of the street, that the occupancy of the bungalows along this part of Lysander Way has changed markedly since the estate was built. With the exception of one dwelling, the applicant's understanding is that these bungalows are now occupied by young families with children, rather than by the older, downsizing or first-time-buyer households for whom this single-storey typology was originally conceived when estates of this kind were built in the 1970s and 1980s. This observation is offered as the applicant's own local knowledge rather than the product of a formal survey, but it is considered a material and relevant piece of context for the Council's consideration.

7.3 This lived experience is consistent with a wider, independently reported shift in who buys and lives in bungalow stock nationally. Industry commentary published in late 2025 records that younger buyers and families are increasingly choosing bungalows, drawn by their relative affordability per square metre compared with multi-storey houses, their adaptability, and the practicality of their layout, in a marked departure from the bungalow's traditional association with retirement living (UK Estates, 'The Bungalow Is Back: Why Younger Buyers Are Driving a Housing Shift', November 2025). The same source notes that this shift is placing pressure on planning authorities to support more flexible and adapted housing delivery within existing bungalow stock.

7.4 This trend is also reflected in demand for loft conversions specifically. Checkatrade's 2024 Home Improvement Report recorded that loft-conversion enquiries rose by more than 25% across the South East in a single year, a pattern consistent with young families who have bought into affordable, single-storey stock subsequently needing to add bedroom space rather than move house. Waterlooville, as a South East commuter town, sits squarely within this reported pattern.

7.5 The practical consequence at 25 Lysander Way is set out on the Existing Plans (216/102): the dwelling, in its current form, provides two bedrooms only, a layout suited to the household types the estate was originally designed around. It is not well suited to a young family's needs. The proposed loft conversion responds directly to this mismatch between the existing housing stock and the demographic now living within it, by adding bedroom accommodation within the existing envelope rather than requiring the household to extend outward, or to leave the area in search of a larger home elsewhere in the Borough.

7. Demographic Context

7.6 This demographic context reinforces, rather than substitutes for, the design-based justification for the front dormer set out in Section 8. As explained at paragraph 8.2, a rear dormer alone cannot provide adequate head height and light across the full depth of a bungalow roof void; the front dormer is what allows the additional bedrooms to be genuinely functional family rooms, rather than token, under-sized spaces. Seen in this light, the proposal is not a discretionary lifestyle upgrade but a proportionate and evidenced response to how this part of Lysander Way is actually being lived in today.

7.7 The applicant recognises that this demographic evidence is contextual and corroborative rather than a standalone planning policy ground, and it is offered to support, not replace, the design and policy compliance case made elsewhere in this statement.

8. Access

8.1 The proposal does not alter the existing vehicular access, driveway or the number of off-street parking spaces serving the property. Pedestrian access to the front door is unchanged.

8.2 No works are proposed to the public highway or footway. Refuse and recycling storage and collection arrangements remain as existing.

8.3 As the works are limited to the roof void and do not alter the ground floor circulation of the dwelling, there is no change to the accessibility of the ground floor of the property.

9. Sustainability

9.1 The proposal makes efficient use of the existing building envelope, avoiding the embodied carbon and land-take associated with a ground floor extension. New windows will be double-glazed, improving the thermal performance of the dwelling over the existing single-glazed or older units they replace.

9.2 The applicant will retain and, where necessary, reposition the existing roof-mounted photovoltaic panels on completion of the works, consistent with the Council's support for domestic microgeneration

10. Perspectives of Family Growth

10.1 Planning decisions are properly made on planning merit, and the applicant recognises that personal or financial circumstances are not, in themselves, a planning policy ground capable of justifying an otherwise unacceptable form of development. The design and policy compliance case for the proposal, and for the front dormer in particular, is made independently. This section is offered purely as supplementary context, to help the Council understand why the applicant has brought forward this particular scheme at this time.

10.2 The applicant's household is growing. As the Existing Plans (216/102) show, No.25 currently provides only two bedrooms, a layout that comfortably suited the household's previous circumstances but which the family has now outgrown. The proposed loft conversion is not an aspirational or discretionary enhancement; it is the only means available within the existing plot of accommodating the family's growth without leaving the home the applicant has invested in and wishes to remain in.

10.3 Both dormers are integral to delivering that outcome, not alternatives to one another. The Proposed First Floor Plan (216/104) provides three bedrooms and a bathroom across the depth of the roof void. As explained at paragraph 8.2, a rear dormer alone cannot provide adequate head height and daylight to serve a habitable bedroom at the front of the plan; conversely, the rear dormer is needed to serve the rooms at the back. Omitting either dormer would not produce a smaller version of the same scheme - it would remove one of the bedrooms the family needs, defeating the purpose of the works. The two dormers should therefore be considered together, as a single, minimum functional solution to a genuine space need, rather than as two separate or divisible design choices.

10.4 Taken together, the price gap between the applicant's current home and a suitably sized family house locally, combined with Stamp Duty, moving costs and the higher borrowing costs a larger mortgage would attract, make moving a materially more expensive and less certain route to meeting the family's housing need than extending the home they already own. Converting the existing, unused roof void - via both the front and rear dormers - allows the family to meet that need in place, without adding a new dwelling to the local housing stock or displacing another family's opportunity to buy the applicant's current, appropriately-sized starter home.

10.5 The applicant offers this context in good faith and in the interests of transparency, and reiterates that it is provided to aid the Council's understanding of the proposal, not as a substitute for the design and policy case made elsewhere in this statement, upon which the application should properly be determined.

11. Conclusion

11.1 The proposed removal of the rear conservatory and loft conversion represent a modest, sustainable and well-considered means of providing additional living accommodation within the existing footprint and roof envelope of 25 Lysander Way, without extending the building outward or reducing garden amenity space.

11.2 The rear dormer is a straightforward and uncontentious element that follows established good practice and directly comparable examples across the Borough. The front dormer, while requiring careful design justification, has been specifically configured - in its scale, setback, proportion and low-profile roof form - to satisfy each of the criteria set out in the Council's own Design Guide SPD (paragraphs 5.47-5.51), and does not conflict with Core Strategy Policy CS16 or the design objectives of the NPPF.

11.3 That design case is reinforced by a consistent pattern of comparable approvals by this same Council, including within the applicant's own estate, by evidence that the proposal responds to a genuine and evidenced shift in the demographic now occupying this part of Lysander Way, and by the applicant's own, transparently-stated circumstances, which show the proposal to be a necessary and proportionate response to a real housing need rather than a discretionary upgrade.

11.4 For the reasons set out in this statement, it is respectfully submitted that the proposal represents good design, responds appropriately to its local context - including the mixed-height character of the immediate group of dwellings and the housing needs of those who live there today - and should be supported.

