



On behalf of Mr J Pollard

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# Planning Design and Access Statement

(Inc. Light and energy statements  
and Ecoservices Systems Statement)

Land at 63 Princes Road, Petersfield GU32 3BH

Construction of a New Detached, Two-storey Dwelling, together  
with Car Port to serve existing dwelling

OCTOBER 2021

## 1. The Site

- 1.1 The site forms part of the residential curtilage of No.63 Princes Road and is set to the north of the existing dwelling between it and the adjacent Winchester Road. Princes Road is located at the western side of Petersfield and forms part of a long established residential area.



- 1.2 From the 2020 aerial photograph above it can be seen that site is laid out to residential garden with a dense vegetation/tree belt around the two road boundaries of Winchester Road and Princes Road. The existing dwelling is a semi-detached, two-storey house with access on to Princes Road and parking alongside of the dwelling (no on-site turning):



- 1.3 Princes Road rises to the south so that the existing dwelling is elevated by up to 1.5m from Winchester Road to the north. The character of the wider area is in a state of change with commercial development of land on the north side of Winchester Road, opposite the site.

## 2. Planning History and Pre-Application Engagement

### Planning History

- 2.1 33621/000 - Single Storey Front Bay Window and Porch Extension - Permission 11 Dec. 1996. (This does not appear to have been implemented).
- 2.2 SDNP/20/04808/HOUS - Two storey side and rear extension - Permitted 17 May 2021.
- 2.3 There is no apparent planning history on either the East Hampshire District Council or the South Downs National Park Websites with regard to development of the side garden area of the property.

### Pre-Application Engagement

- 2.4 Paid Pre-application advice was sought from the Local Planning Authority regarding the principle of developing the site. Advice was received by way of a letter dated 2

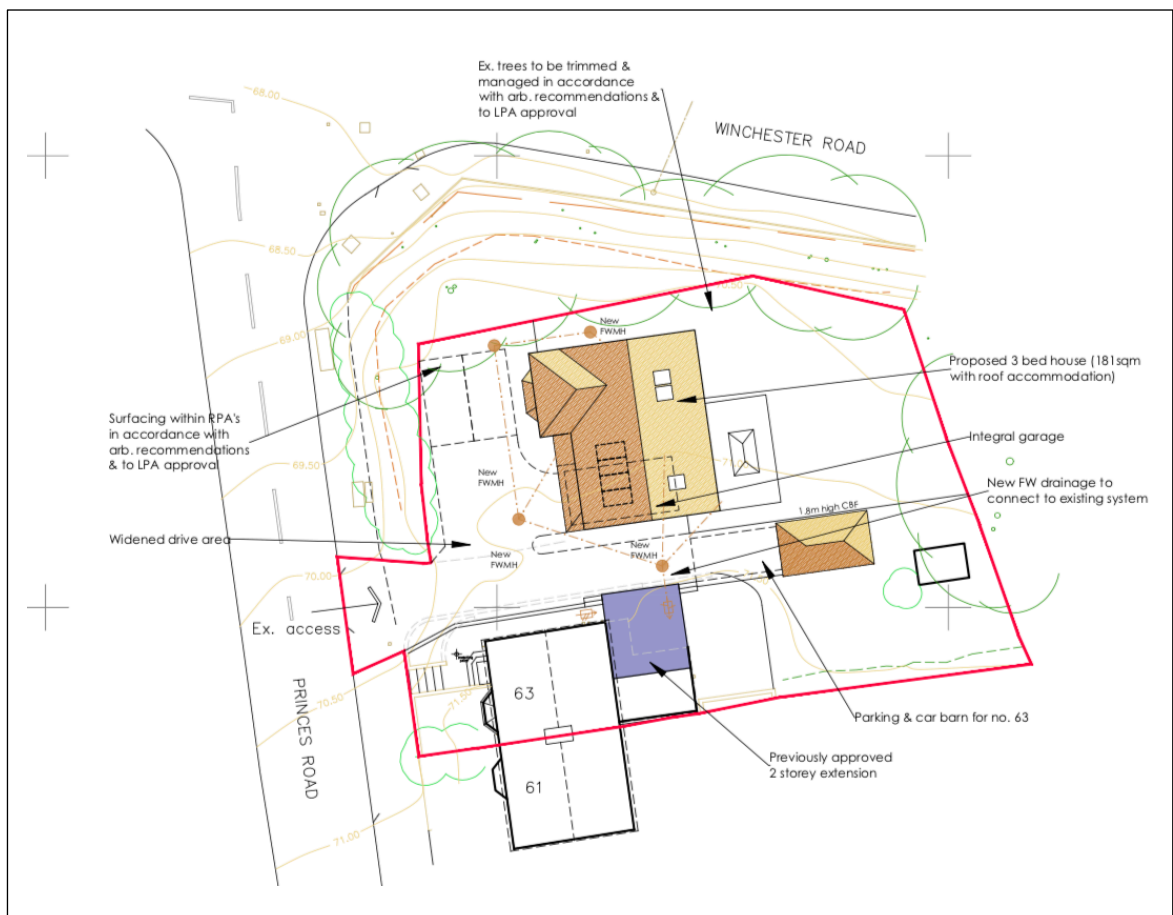
September 2021 (ref: SDNP/21/04349/PRE) a copy of which is provided with the application documentation. On the matter of principle, the letter states:

*“I can confirm that the principle of this proposal is acceptable subject to it being in accordance with the other adopted policies of the local plan.”*

- 2.5 The letter further advised that it would be advisable to undertake ecological and noise surveys to add to the already submitted arboricultural survey.

### 3. The Proposal

- 3.1 The proposal is to subdivide the existing garden, north - south to create a building plot for a single, detached, two-storey dwelling as shown below:



- 3.2 The application is for full planning permission and includes the provision of a car port to serve the existing property.

## 4. Local Planning Policy

- 4.1 Local Planning Policy is provided through:

### The South Downs Local Plan

- 4.2 SD1 - Sustainable Development

When considering development proposals that accord with relevant policies in this Local Plan and with National Park purposes, the Authority will take a positive approach that reflects the presumption in favour of sustainable development. It will work with applicants to find solutions to ensure that those development proposals can be approved without delay, unless material planning considerations indicate otherwise.

- 4.3 SD5 - Design

Development proposals will only be permitted where they adopt a landscape-led approach and respect the local character, through sensitive and high quality design that makes a positive contribution to the overall character and appearance of the area.

- 4.4 SD22 - Parking Provision

Development proposals will be permitted if they provide an appropriate level of private cycle and vehicle parking to serve the needs of that development in accordance with the relevant adopted parking standards for the locality.

- 4.5 SD25 - Development Strategy - Petersfield is identified as a settlement where sustainable development may be permitted

The principle of development within the following settlements, as defined on the Policies Map\*, will be supported, provided that development:

- a) Is of a scale and nature appropriate to the character and function of the settlement in its landscape context;
- b) Makes best use of suitable and available previously developed land in the settlement; and
- c) Makes efficient and appropriate use of land.



#### 4.6 SD26 - Supply of Homes - allows for windfall homes

The National Park Authority will make overall provision for approximately 4,750 net additional homes over a 19 year period between 2014 and 2033.

These will be delivered through:

- i) The development of strategic sites and the allocation of land for housing in the Local Plan and NDPs;
- ii) The implementation of planning permissions; and
- iii) The development of land previously unallocated or identified (windfall).

#### Petersfield Neighbourhood Plan

#### 4.7 The site is located within the Settlement Policy Boundary.

Built Environment Policy 1 (BEP1) -The character, setting and quality of the town's built environment.

All development will be expected to meet the highest standards of design and make a positive contribution to the character of Petersfield. Proposals must respect and enhance Petersfield's distinctive built character and its high quality countryside setting. Where innovative and contemporary designs are proposed, they must be complementary to their context. All proposals should take account of any design guidance or code issued by the South Downs National Park Authority (SDNPA) and should also consider using the 'Building in Context Toolkit' produced by English Heritage and CABI.

§In determining proposals for planning permission the Petersfield Town Design Statement and its design guidance will also be used and account will be taken where appropriate of:

- The character, setting and context of the site in relation to its scale, landscape, townscape, building types, grain of plots and streets
- Density that is appropriate to its context and relationship to local facilities and transport
- A layout that demonstrates how buildings and spaces relate to each other and a coherent and legible structure or hierarchy of routes and spaces
- The massing and built form to ensure that a sense of place will be created and that there is sensitivity in terms of townscape design in respect of edge treatment, entrances, enclosures, active frontages, heights and rooflines
- Landscape design that contributes to a sustainable sense of place, such as play areas, shelters, biodiversity and wildlife corridors and water
- Materials and details relating to the design and context for walls, roofs, openings, paved surfaces and signage

- Sustainable principles such as the curtilage storage of waste and recyclable material, home-working and the durability and adaptability of buildings over time

4.8 Housing Policy (HP4) - Windfall Sites.

- Permission will be granted for small residential developments on infill and redevelopment sites within the built up area, subject to proposals being well designed and meeting relevant requirements set out in other policies in this Plan and the East Hampshire Local Plan – Joint Core Strategy.

NB. East Hampshire Local Plan - Joint Core Strategy now superseded by South Downs Local Plan.

Guidance on Parking for Residential and Non-Residential Development Supplementary Planning Document

4.9 Appendix 3 to the SPD is an ‘Excel’ calculator based upon Ward or Parish. Based upon a 4 bedroom house the calculator indicates a need for 3.2 car spaces (rounded down to 3):

SOUTH DOWNS NATIONAL PARK AUTHORITY CAR OWNERSHIP PARKING DEMAND TOOL												
Ward 1	Petersfield St Peters					S T A G E  1	Please input the ward name for your development location by double clicking in the box or click box and use the drop down menu to the right of the box. The spreadsheet will automatically show the District and Ward of this location. If the ward is not known please refer to <a href="https://www.nomisweb.co.uk/reports/lmp/ward2011/contents.aspx">https://www.nomisweb.co.uk/reports/lmp/ward2011/contents.aspx</a> and input postcode. Where Census data contains small samples for certain sized dwellings this is highlighted in red if <20, and green if <50 in the Total Demand column. In such cases, other wards should be selected to achieve a higher sample size, the tool allows for 3 wards. If there is still a low sample then the tool will automatically choose district/borough data.					
District	East Hampshire											
Ward 2												
District												
Ward 3												
District												
Ward Temp Factor 2011-2033	1.100											
District Temp Factor 2011-2033	1.073											
<b>STAGE 2</b>						RESET						
Please input the unit type, tenure, number of bedrooms, number of units of that type and number of allocated parking spaces												
DEVELOPMENT MIX						ALLOCATED PARKING Spaces (Per Unit)	PARKING DEMAND					
Ref.	Unit Type	Tenure	Habitable Rooms (Per Unit)	Bedrooms (Per Unit)	No. of Units (Total)		Allocated No.	Unallocated for Residents per unit	Unallocated for Residents Total	Unallocated for Visitors per unit	Unallocated for Visitors Total	Total Demand
A	Houses	Owner-Occupied	6	4	1	3+	3	0.00	0.00	0.20	0.20	3.20
B												
C												
D												
E												
F												
G												
H												
I												
J												
K												
L												
M												
N												
O												
P												
Q												
R												
S												
Total							3	0.00	0.20	0.20	3.20	

## 5. National Planning Guidance

### National Planning Policy Framework July 2021

#### 5.1 The principle of sustainability underpins the Framework:

*“7. The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs*

*8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):*

*a) an economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

*b) a social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*

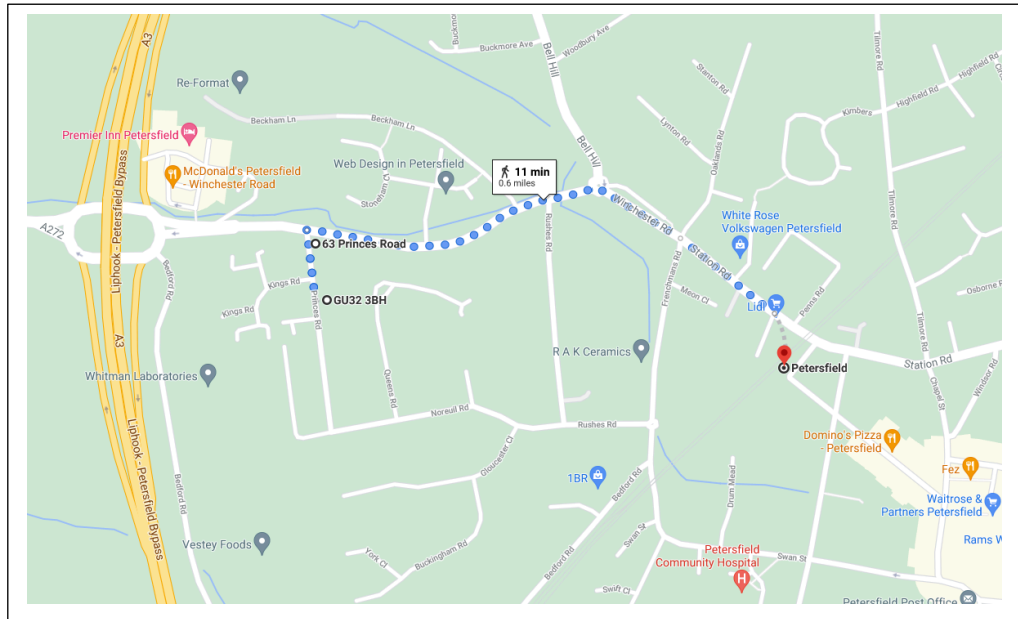
*c) an environmental objective - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.....*

*10. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development  
For decision-taking this means:*

*c) approving development proposals that accord with an up-to-date development plan without delay”*



- 5.2 The site is located within the settlement boundary of Petersfield, close to existing and transport connections (11 minutes walk to Mainline Railway Station) and is therefore considered to be in a good, sustainable location.



- 5.3 Para.60 states:

*“To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay”*

- 5.4 Para.69 states:

*“Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly”*

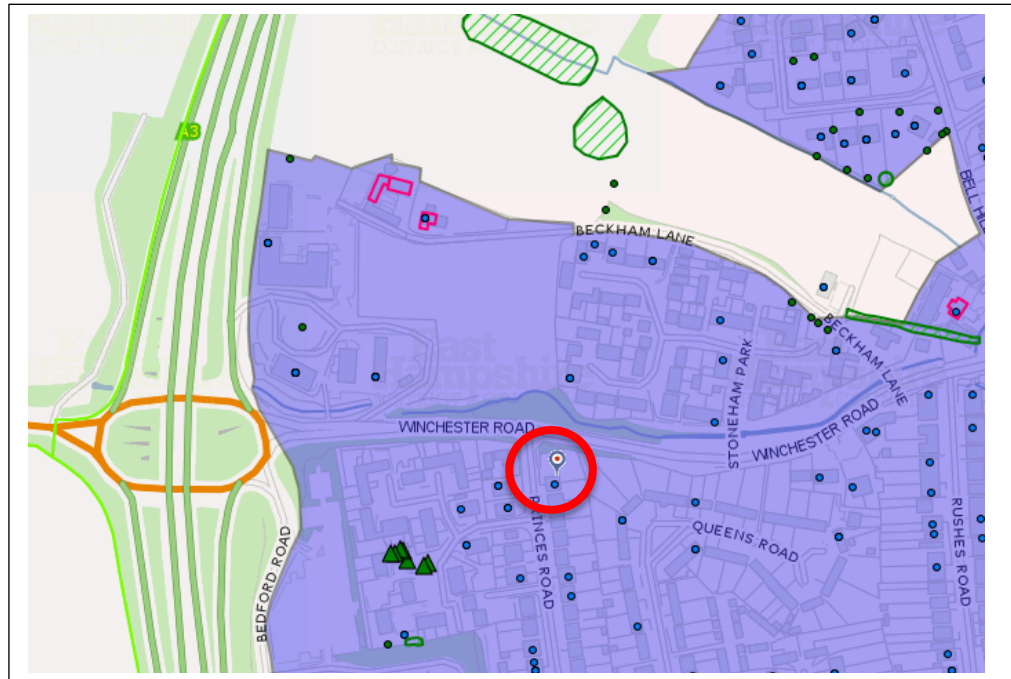
- 5.5 Para.119 states:

*“Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.”*

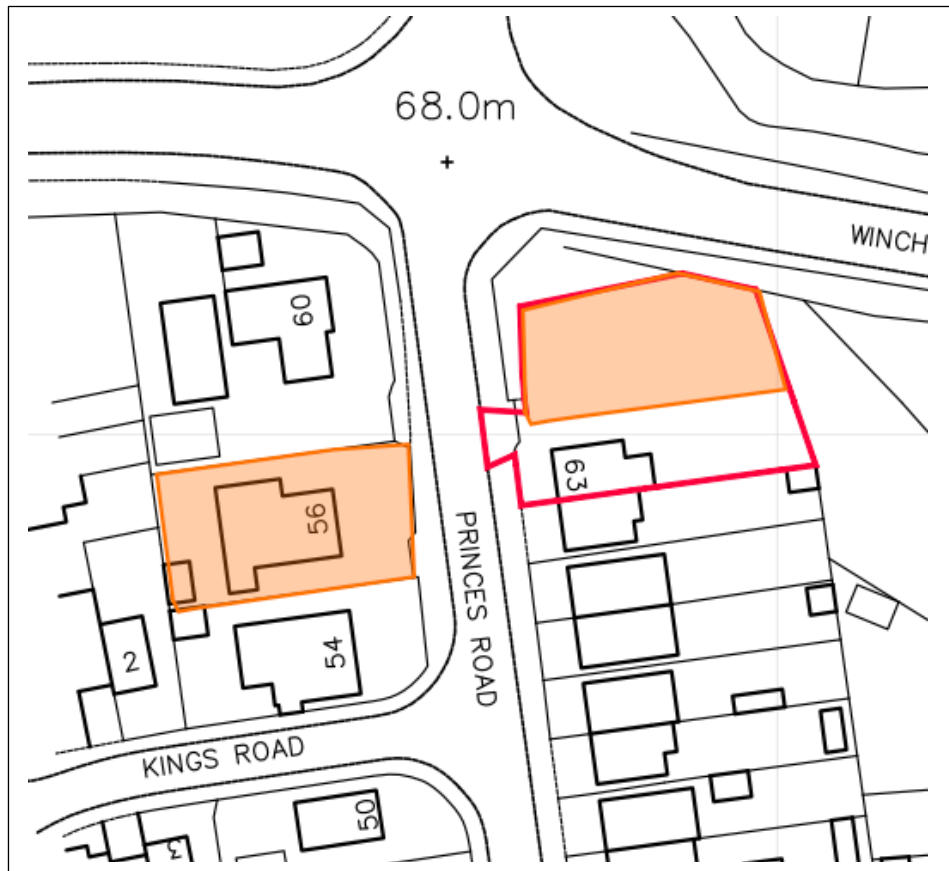
## 6.0 Planning Statement

### Principle

- 6.1 The site is located within the settlement boundary of Petersfield (shown Purple on Plan below):



- 6.2 The relevant policies referred to earlier all support appropriate development of underused land within existing settlement boundaries, viewing these as ‘windfall’ sites which contribute to the achievement of housing aims without encroachment or harm to the character of the countryside or the National Park. It is evident from the Ordnance Survey plan of the area and the highlighting of the site below, that the existing site area is significantly larger than is characteristically the case along Princes Road:



- 6.3 It is also evident that there are detached dwellings on the opposite side of Princes Road which compare favourably with the application site.

### Density

- 6.4 On the basis that the principle of developing this site should find Policy favour, it is appropriate to consider how much development might reasonably be expected on the site, given the national aim of maximising the use of land.
- 6.5 In this case there are significant constraints to the intensity of development.
- 6.6 First the site is elevated from the adjoining roads, leading to banking which encroaches into the developable site. These banks are, in turn, planted with semi and mature trees which place a significant constraint upon the positioning of any future building.
- 6.7 Further, the site is located close to the junction of Princes Road and Winchester Road, which is controlled. It is likely, therefore that additional access points on to Princes Road, at this point will be unacceptable to the Highway Authority. On this

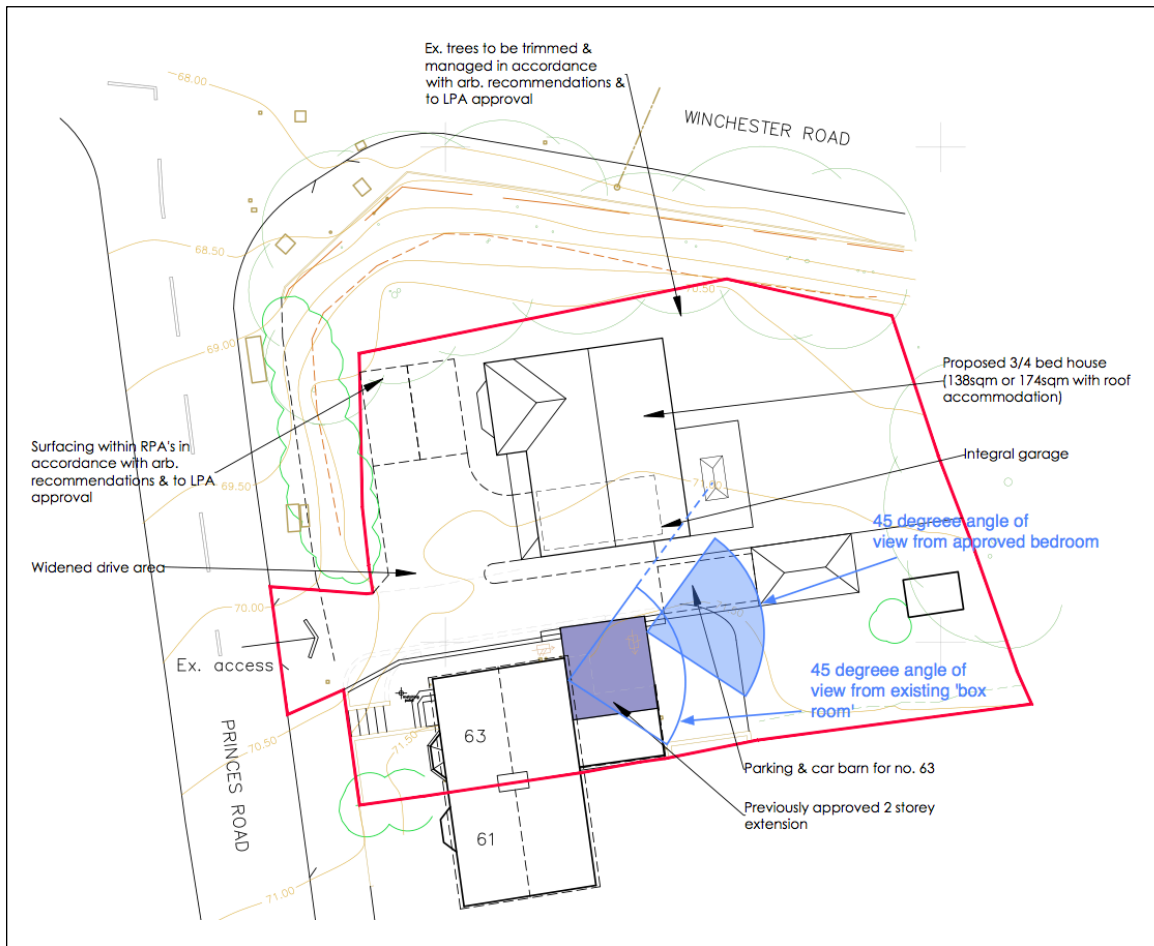
basis the submission is made at a relatively low density of approximately 27dpha but which, at the same time is similar to existing development on the opposite side of Princes Road.

6.8 The pre-application letter from the Council states, in support of the above :

*'The proposal for a single detached dwelling on this plot appears to be in character with the surrounding area and the resulting plot size for the existing dwelling also appears to be similar to plot sizes of surrounding development.'*

### Layout

- 6.9 As can be seen from the submitted layout plan, the form of the proposed development is strongly dictated by the existing constraints, in particular, the required access point, trees and parking.
- 6.10 Maintaining adequate root protection areas pushes the proposed building south and east. The set back to the east is also determined by the need to provide adequate parking both for the new dwelling and the existing, together with turning due to the increase in use of the access point in close proximity to the controlled junction.
- 6.11 Whilst the site circumstances dictate that the proposed dwelling must be set back from the established building line, this is not so far as to appear out of keeping with the existing building grain, particularly with the recently approved two storey side/rear extension to the existing dwelling.
- 6.12 The position of the proposed dwelling maintains appropriate outlook from the existing dwelling whether or not the approved extension is built. The angles of view from the rear windows of No. 63 (both existing and proposed) are shown on the drawing below.
- 6.13 The drawing also clearly shows that the proposed rear gardens of both the proposed and existing dwellings will be similar to others in the locality and will meet normal Council standards.



## Design

6.14 The building has been designed to harmonise with the existing development in the locality. The use of a gable ended roof mimics the existing property with a ground floor bay window at the front, also reflecting the same feature on the existing. There are buildings of different designs in the vicinity however, the close relationship with No.63 dictates that the new dwelling should sit comfortably in this context.

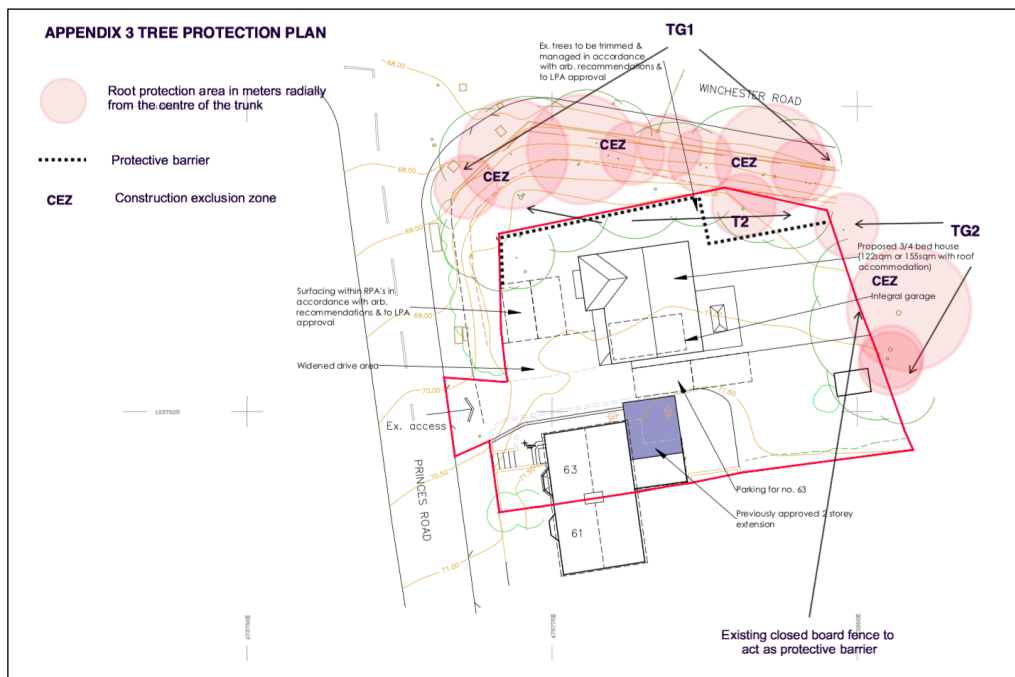




6.15 Materials have yet to be finalised but these will be chosen to be in keeping with the general palette in the area.

Trees

6.16 A tree survey is included with the documentation. This concludes that the trees on the site are predominately of good and moderate quality. The root protection plan identifies how the proposed dwelling has been sited to optimise available space whilst avoiding impact on the trees:



6.17 NOTE - the above plan (and plans included with the tree survey) is based upon an earlier draft layout but has influenced the layout as submitted.

### Ecology

6.18 As suggested via the pre-application advice from the Council a Phase 1 ecological survey has been carried out. The documentation forms part of the planning application.

6.19 The survey has not indicated that the proposed development should not move forward for ecological reasons but has highlighted various mitigations that can be put in place if permission is granted. These include :

- External Lighting to be down facing and controlled such as through sensors.
- A bat box should be incorporated into the construction of the building.
- Bird boxes should be included into the construction of the building particularly for swifts or swallows.
- Any planting should be native species.
- Any fencing on site should include connectivity holes for small mammals such as hedgehog.

6.20 It is proposed that these measures will be undertaken.

### Access & Parking

6.21 The site is located close to the controlled junction of Princes Road and Winchester Road. The decision has been taken that the Highway Authority would likely prefer not to see a further new access at this point so that the layout provides for a shared access with No.63 and on site turning. The existing dwelling does not have turning at present. Parking is shown up to the required standard for the existing and proposed dwellings. A garage is included within the new dwelling and is considered acceptable in this case as it is a single property; no objection was raised at the pre-application stage.

### Noise

6.22 Winchester Road is a main gateway into Petersfield and is therefore heavily used. The site is located above the level of the road and is screened by mature vegetation. This will limit the amount of noise disturbance. However, the pre-application advice suggested that a noise survey be undertaken in order to inform the design of the dwelling to ensure that the living environment for future residents would not be harmed.

6.24 The noise survey is provided as part of the application documentation. The report identifies mitigation measures and states :  
*‘There is no reason to suggest that the future residents of the proposed residential development will be adversely affected by the noise emissions providing the mitigation measures are implemented to the noise sensitive rooms. The detailed mitigation measures are listed within this report.’*

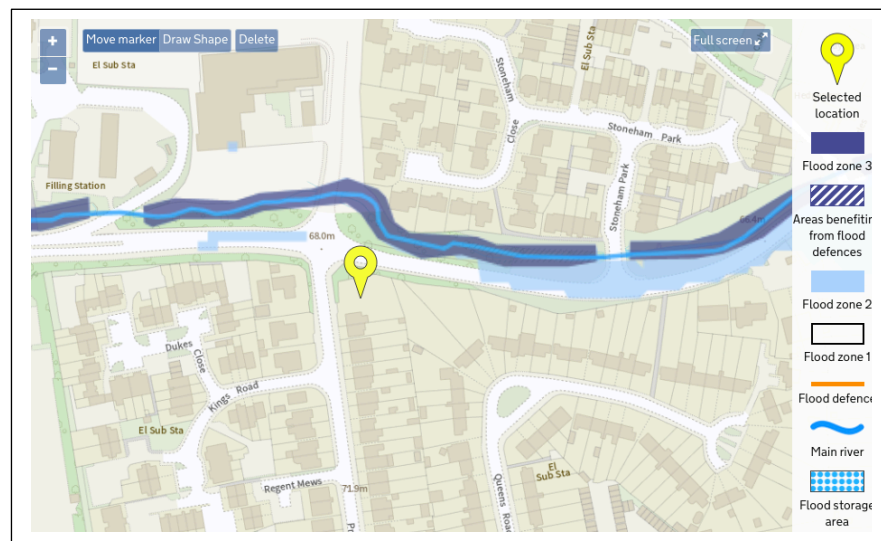
6.25 The constructional mitigations suggested will be incorporated into the construction. The report points out :

*‘The client has taken steps to ensure that the future occupants are protected from the dominant noise source, these steps include:*

- *Careful configuration of dwellings - some noise sensitive rooms located furthest from noise source*
- *Alternative ventilation/cooling system (acoustic trickle vents & thermal mass) to ventilate the rooms facing the road thus maintaining the integrity of the façade & glazing*
- *Install a robust glazing system to the building to protect the residents from the external noise emissions.*
- *Natural ventilation to be offered by opening windows to the rooms on all façades’*

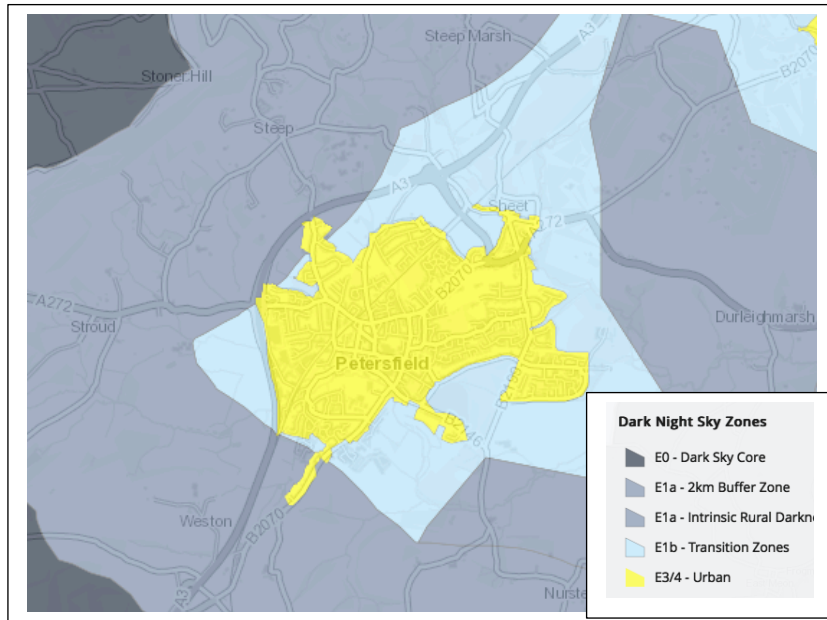
## Flooding

6.26 The site is not in an area liable to flooding. Below is an extract from the Environment Agency Flood Zones for Planning.



Light

6.27 The site is located within the built up area of Petersfield. It is therefore within Dark Night Zone E3/4 (Urban). The development is therefore unlikely to result in harm to the Dark Skies Zone or the aims of Policy SD8 of the Local Plan.



Ecosystems Services Statement

6.28 This is a requirement for all planning applications within the National Park. Policy SD2 States:

*Development proposals will be permitted where they have an overall positive impact on the ability of the natural environment to contribute goods and services. This will be achieved through the use of high quality design, and by delivering all opportunities to:*

- a) Sustainably manage land and water environments;*
- b) Protect and provide more, better and joined up natural habitats;*
- c) Conserve water resources and improve water quality;*
- d) Manage and mitigate the risk of flooding;*
- e) Improve the National Park's resilience to, and mitigation of, climate change;*
- f) Increase the ability to store carbon through new planting or other means;*
- g) Conserve and enhance soils;*
- h) Support the sustainable production and use of food, forestry and raw materials;*
- i) Reduce levels of pollution;*
- j) Improve opportunities for peoples' health and wellbeing; and*
- k) Provide opportunities for access to the natural and cultural resources which contribute to the special qualities.*

*Development proposals must be supported by a statement that sets out how the development proposal impacts, both positively and negatively, on ecosystem services.*

6.29 The following statement is set out against each of the criteria of the Policy:

- a) The site is part of an existing residential property connected to existing infrastructure. The proposed use will have a neutral impact.
- b) The proposal is for use of an existing garden, will maintain existing natural corridors and will have a neutral impact.
- c) The proposal is for use of a single dwelling which will be constructed with water saving technologies - impact neutral.
- d) The site is not in an area at risk of flooding and have a neutral impact.
- e) The sustainable location is such that the use will encourage sustainable use of transport and have a neutral impact.
- f) There is no scope at this site for carbon storage.
- g) There is no scope at this site for soil enhancement.
- h) As an identified sustainable location the proposal will have a neutral impact upon food, forestry and raw materials.
- i) The proposal is likely to have a neutral impact upon pollution.
- j) The proposal will have a neutral impact.
- k) The proposal will have a neutral impact.

### Energy Saving and Renewables

- 6.30 The proposed dwelling is orientated west-east which enables a balance of passive heating throughout the house, throughout the day.
- 6.31 Photovoltaic panels are to be used and provided as part of the construction phase. At the current time, a number of possible renewable heating possibilities are being considered with the most likely of these being Air Source Heat pump. This will be finalised as part of the construction drawings and will meet all current building regulation standards.
- 6.32 The building will be fully insulated and secure and will be required to meet SAP testing through building regulations.
- 6.33 The water system will use water efficient fittings and will be provided with water monitoring. Outside, rainwater will be collected for use in the garden.

## 7. CONCLUSION

- 7.1 The application site is located within the settlement boundary of Petersfield. Development of a single dwelling represents a windfall opportunity to achieve a



further dwelling within the town without harm to the existing character and environment.

- 7.2 The dwelling proposed will be in keeping with the surroundings and will retain natural features. It will be compatible with ecological aims and will create an appropriate living environment for future residents.
- 7.3 The Council's support is sought, following positive pre-application engagement, in now granting planning permission.