

PLANNING, DESIGN & ACCESS STATEMENT

MARCH 2025

12 FLOWERS CLOSE
HAMBLE-LE-RICE
SOUTHAMPTON
SO31 4LU

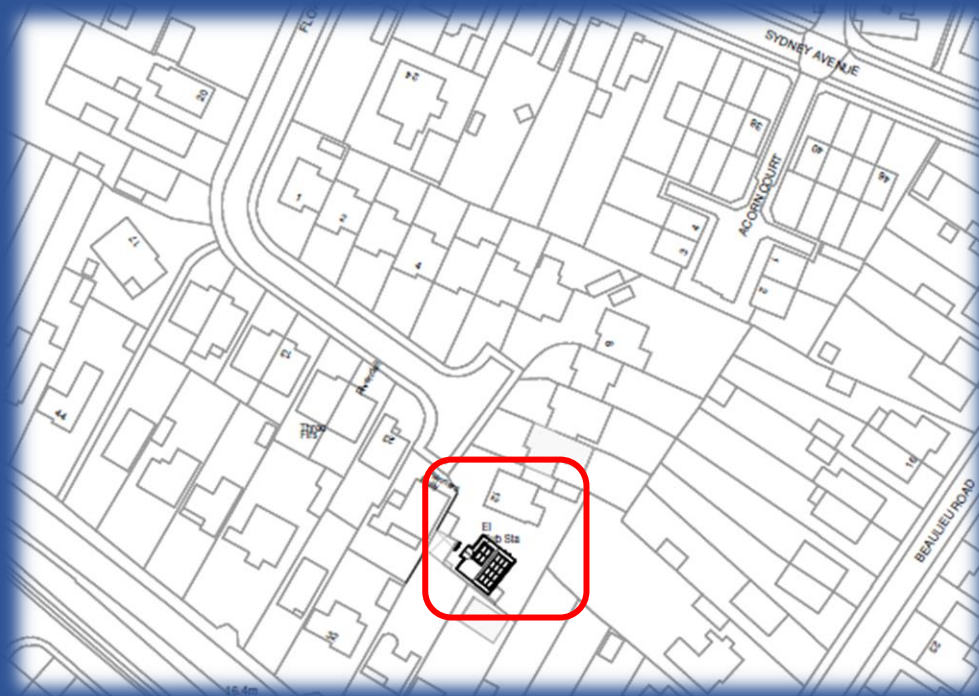
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1. INTRODUCTION

- 1.1. Applecore PDM have been instructed to submit an application for planning permission to Eastleigh Borough Council (the LPA) for the proposed construction of a chalet bungalow within the land of 12 Flowers Close.
- 1.2. Applecore offer a range of architectural and planning services and look to work proactively with the LPA and the applicant to achieve a highly acceptable proposal.
 - 1.2.1. In this case, pre-application advice was sought from the LPA, and their comments have been considered prior to this formal submission for planning permission.

2. SITE DESCRIPTION

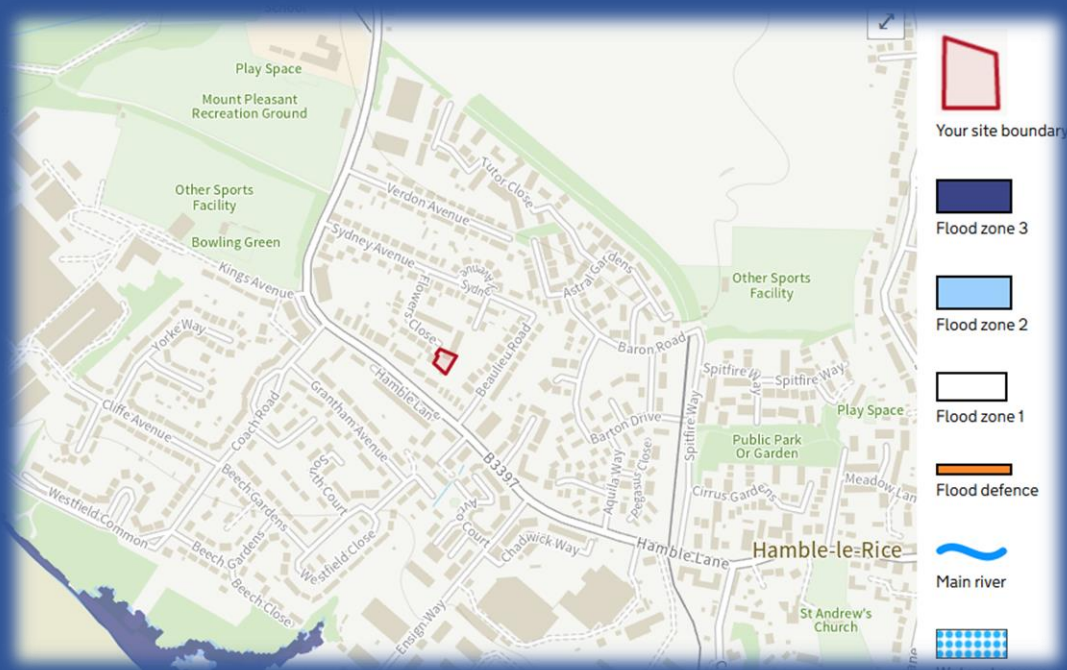
- 2.1. The application site is situated at the end of the small cul-de-sac, Flowers Close, which is accessed from Sydney Avenue.
- 2.2. The site comprises a dwelling with a large garden, on a plot of approximately 0.064 hectares.
 - 2.2.1. The specific location of the proposed development is the garden space to the south of no.12



- 2.3. The property is not a Listed Building, or in a Conservation Area, nor is it adjacent to any. For reference, the nearest heritage assets are listed in the table below, demonstrating that the proposed development will have no impact on their settings:

TYPE	NAME	LOCATION
Conservation Area	Hamble	510m South East
Grade II* Listed Building	Church of St Andrew	675m South East
Grade II Listed Building	Sydney Lodge (including Stable)	400m West
Grade II Listed Building	The Old Vicarage	635m South East
Grade II Listed Building	Victoria House	920m North West
Historic Park/Garden	Royal Victoria Country Park	650m North West

- 2.4. According to the Governments Flood Map for Planning, the application site is located in Flood Zone 1, which means there is a low probability of flooding from rivers or seas.



- 2.4.1. The Hamble River is situated approximately 1km to the east and does not currently present a threat of flooding to the site.
- 2.5. The surrounding area is largely residential in nature, surrounded by developed land, which is in turn flanked by an abundance of open, green space. The existing property is brick built, with a high-pitched tiled roof and front and rear facing dormers.
- 2.6. The property that hosts the application site is one of two aesthetically pleasing properties situated at the terminus of Flowers Close. A distinctive bungalow (with accommodation in the roofspace) occupies the land, with off-street parking and a good-sized garden.
- 2.6.1. There is an electricity sub-station situated in the westernmost corner of the plot. Whilst this is a mild inconvenience, it's position has been accounted for when designing the scheme. The sub-station is not in the ownership of the applicant and is not to be affected by the proposal.
- 2.7. The immediate street scene comprises much more modern dwellings, of similar scale and design – two storey terraced and semi-detached dwellings. There are more bungalow style developments at the northern end of Flowers Close, towards the junction with Sydney Road.
- 2.8. The site is within a 20-minute walk of Hamble Railway Station, and around a 15-minute walk to The Square, a small village area with a number of shops, restaurants and other commercial ventures.

3. PLANNING HISTORY

- 3.1. According to the LPAs public online register of planning applications, there is no planning history associated with the site.

4. PROPOSED DEVELOPMENT

- 4.1. The description of development is “Construction of a chalet bungalow, with associated garden, and provision of parking”.

- 4.2. The property will be constructed to closely match and complement the existing dwelling at no.12, with the following materials and external finishes proposed:

ELEMENT	MATERIAL/FINISH
WALLS	MIXED RED BRICK
ROOF	RED TILES
DORMER WALLS	RED HANGING TILES
WINDOWS & DOORS	WHITE UPVC
RAINWATER GOODS	WHITE

- 4.3. The proposal has been carefully designed in order to mitigate any impact on the neighbouring and surrounding properties, with an intention to maximise outdoor space as well as provide a spacious and high standard of accommodation.

4.4. GROUND FLOOR

- 4.4.1. A modest porch with a pitched roof accesses the wide hallway of the ground floor.
- 4.4.2. Immediately to the right will be a ground floor bedroom.
- 4.4.3. A central staircase leads to the upper floor, with built in storage beneath.
- 4.4.4. Beyond this, to the rear of the property is more built-in storage, followed by a shower room with WC and basin.
- 4.4.5. To the left of the main entrance is an open plan living space, with kitchen and dining area.
- 4.4.5.1. Double doors open from this room to the garden at the side.

4.5. UPPER FLOOR

- 4.5.1. The roof space will be enhanced by front and rear facing dormers, forming a large space to accommodate two bedrooms, both with ensuite facilities.
- 4.5.2. Solar panels will be installed to the flat roof elements of the dormers, in order to provide ongoing renewable energy.

- 4.6. The existing access to the plot will be utilised to provide off-street parking for both the application site as well as the host property.
- 4.7. 2no. parking spaces will be created, whilst retaining adequate provision for no.12, and maintaining a right of way for access to the adjacent sub-station.
- 4.8. Furthermore, bicycle storage will be situated adjacent to the north-west boundary, of which the property will be set 1m away from.
- 4.9. The storage of refuse bins will be located adjacent to the sub-station, obscured from view of the public realm.
- 4.10. Due to the sub-division of the existing plot, careful thought has been taken during the design process to ensure both properties are provided with an adequate level of outdoor amenity, and, along with the off-road parking, both properties will have a generous sized garden to the side and rear.

4.11. SPACE STANDARDS

4.11.1. The design of the property has been assessed against the Nationally Described Space Standards (NDDS). The NDDS assesses the number of bedspaces as a means of classification, so in this example, there are sufficient room sizes for one double bedroom and two singles, so the assessment must be based on 4 persons in 3 bedrooms.

ROOM	NDDS	PROVIDED
BUILT IN STORAGE	2.5 m ²	2.5 m ²
MASTER BEDROOM	11.5 m ²	18.9 m ²
BEDROOM 2	7.5 m ²	10.4 m ²
BEDROOM 3	7.5 m ²	10.3 m ²
MINIMUM GROSS INTERNAL FLOOR AREA	84 m ²	97.58 m ²

5. BIODIVERSITY

- 5.1. In 2024, the government introduced an ambitious strategy to ensure that new development results in land providing a better natural environment than was there before. It is a requirement that the net increase is of at least 10%.
- 5.2. The site has been assessed to determine whether Biodiversity Net Gain (BNG) would be applicable in this development.
 - 5.2.1. There are a number of exemptions to also consider, including the self-build exemption as well as the 'de minimus' exemption. It is considered that the proposal will qualify for an exemption under the latter.
- 5.3. The building would have a footprint of around 57m², but most of the new building would be situated on developed land, notably existing hardstanding, with a small area of low value lawn to be lost.
- 5.4. As part of the development, an existing garage will be removed to make way for additional garden space, which will over-compensate for the small amount of lawn space lost.
- 5.5. There are no trees on site, and it is not considered that the existing garden space presents a relevant amount of on-site or linear habitat.
- 5.6. The resultant development will provide over 100m² of garden space, which is considered to be in excess of a 10% gain, with comparison to the existing.
- 5.7. Landscaping plans will incorporate biodiversity enhancements as well as significant planting.

6. PRE-APPLICATION ADVICE

- 6.1. Pre-Application advice was sought in October 2024 for advice on the proposed application. For brevity, the complete response, received December 2nd 2024, has been included with the application. A summary of the points raised were:
 - The basic principle of development is considered acceptable
 - The property lies within the urban edge, where new residential development is generally supported
 - The plot appears adequately sized.... without resulting in significant harm
 - The proposed bungalow is modest in design and sympathetic to the.... existing dwelling
 - The proposed layout appears constrained within the plot.... resulting in limited private amenity area
 - A reduction in the overall footprint of the dwelling is recommended
 - Reallocating more space from the garden of 12 Flowers Close is advised
 - Incorporate dormer windows on the front and rear elevations
 - Use materials and colours that match the existing

- Relocating the staircase to the hallway could free up space
- Rear-facing windows on the ground floor is suggested
- Consideration should be given to the potential for a three-bedroom dwelling

6.2. The advice received was duly noted, and various elements of the design have been revised accordingly.

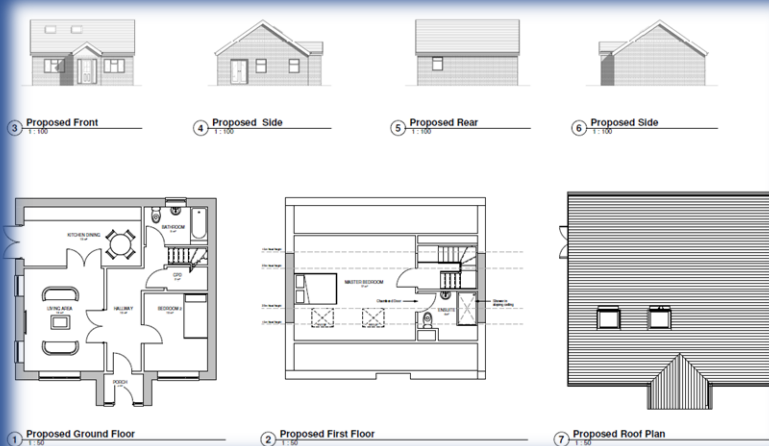
7. DESIGN & ACCESS

7.1. DESIGN

7.1.1. The proposed scheme has been subject to a number of amendments prior to, and following the aforementioned pre-application response.

7.1.2. The initial design was of a similar footprint, but for a two-bedroom bungalow, with the master bedroom being located within the pitched roofspace.

7.1.3. The dwelling was initially intended to sit at the rear of the site, with the parking located away from the substation, with a smaller area of garden space to the side.



7.1.4. Alterations were then made to the site plan to find a way to increase the outdoor amenity, whilst finding appropriate parking provision. Various ideas were considered, with regard to the orientation and positioning of the dwelling, however this was the version submitted for pre-application advice, with additional fenestration also added to the rear elevation.



7.1.5. Following the pre-application response in December 2024, further amendments were discussed with the applicant, taking careful consideration of the officers' comments.

7.1.6. The final revisions now incorporate the dormer extensions as suggested, and the provision of a third bedroom, along with the introduction of solar panels on the dormer roofs. The staircase has been relocated to a central space in the hallway.

7.1.7. Minor amendments were made to the final internal layout, to ensure compliance with the NDSS.

7.1.8. The building has been brought to the front of the plot, more in line with the existing property, which allows for a much more suitable garden area.

7.1.9. Parking has been designated in such a way that the right of way access to the sub-station is not impeded, with the bicycle and refuse storage also shielded from sight by the sub-station.

7.2. DRAINAGE

7.2.1. Permeable paving is proposed for all non-garden areas, including the parking zone, path to the bungalow, along the side boundary.

7.2.2. It is believed that the local soil is 'Loamy', which is freely draining and suitable for permeation.

7.3. ACCESS

7.3.1. The main access to the property is via the porch at the front door.

7.3.2. There are double doors to the side elevation leading into the garden

7.3.3. Vehicular access already exists, as part of the access to no.12. There is suitable and adequate space for manoeuvrability, turning, and passing.

8. PLANNING POLICY

8.1. Along with the aims and objectives of the NPPF (2023), relevant policies from the Eastleigh Borough Local Plan (2016-2036) have been considered. The policies listed in the table below are thought to be relevant and have been considered in the design stage.

POLICY	POLICY NAME
S1	DELIVERING SUSTAINABLE DEVELOPMENT
S2	APPROACH TO NEW DEVELOPMENT
S3	LOCATION OF NEW HOUSING
S12	STRATEGIC FOOTPATH, CYCLEWAY & BRIDLEWAY LINKS
DM1	GENERAL CRITERIA FOR NEW DEVELOPMENT
DM2	ENVIRONMENTALLY SUSTAINABLE DEVELOPMENT
DM3	ADAPTATION TO CLIMATE CHANGE
DM4	ZERO OR LOW CARBON ENERGY
DM6	SURFACE WATER MANAGEMENT AND WATERCOURSE MANAGEMENT
DM8	POLLUTION
DM11	NATURE CONSERVATION
DM13	GENERAL DEVELOPMENT CRITERIA - TRANSPORT
DM14	PARKING
DM23	RESIDENTIAL DEVELOPMENT IN URBAN AREAS
DM30	INTERNAL SPACE STANDARDS FOR NEW RESIDENTIAL DEVELOPMENT

9. CONCLUSION

9.1. Through careful and considerate design, and seeking pre-application advice, it is thought that an acceptable scheme has been produced for the purpose of this application for the construction of the new dwelling. The proposed development is of a modest scale and is in keeping with the locality, further enhancing the neighbourhood by introducing another building of this architectural style.

9.2. Local constraints and policy have been accounted for throughout the design process with the intention of obtaining full planning permission. Further input from the LPA is anticipated, and appreciated, and it is hoped that the proposal can reach a positive outcome in a timely and proactive manner.