

# DESIGN & ACCESS STATEMENT

for 1 no. new dwelling on retained land to the east of:

'GLENSIDE', 45 WINDMILL LANE, ALTON, GU34 2SN

2501-PL-10

August 2025 PLANNING



*Fig. 1. Perspective view of the proposed dwelling located on retained land to the east of no. 45 'Glenside'*

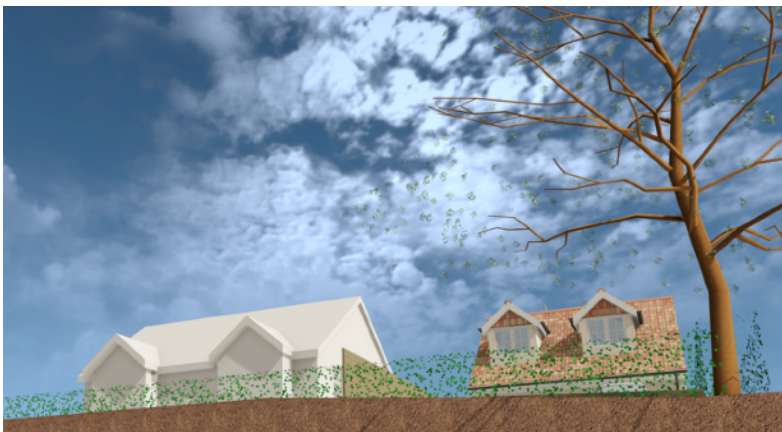


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## CONTENTS:

<b>1.0</b>	<b>Introduction</b>	<b>3</b>
<b>2.0</b>	<b>The Application Documents</b>	<b>4</b>
<b>3.0</b>	<b>The Existing Site, Location and Setting</b>	<b>4</b>
<b>4.0</b>	<b>Design and Access</b>	<b>5</b>
	- Amount	5
	- Scale	6
	- Layout	9
	- Landscaping and trees	10
	- Appearance	11
<b>5.0</b>	<b>Access</b>	<b>11</b>
<b>6.0</b>	<b>Ecology and BNG</b>	<b>13</b>
<b>7.0</b>	<b>Drainage</b>	<b>14</b>
<b>8.0</b>	<b>Impact on Neighbouring Amenity</b>	<b>14</b>
<b>9.0</b>	<b>Energy</b>	<b>15</b>
<b>10.0</b>	<b>Summary</b>	<b>16</b>
<b>11.0</b>	<b>Conclusion</b>	<b>17</b>

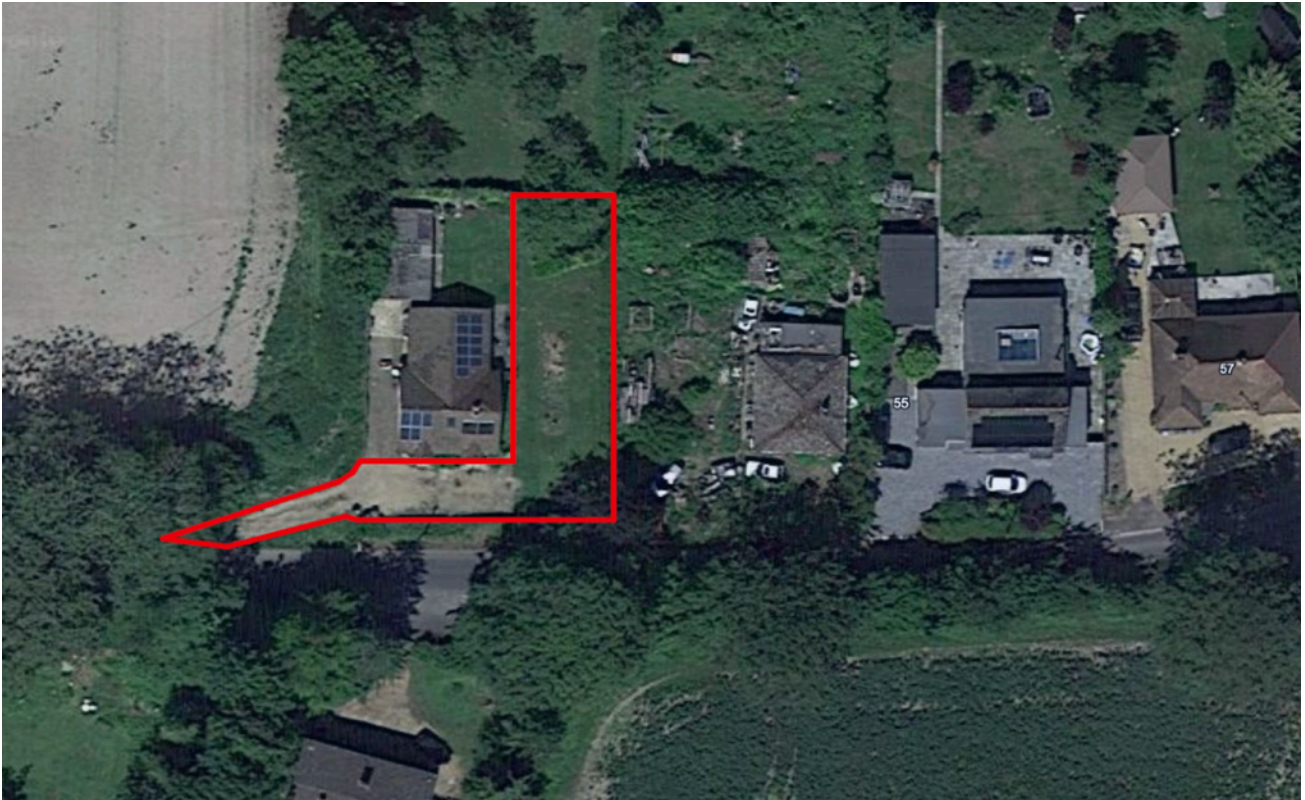


*Fig. 2. View from Windmill Lane looking north towards the site. The view from the sunken lane will be heavily screened by existing hedgerow (to be retained).*

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## 1.0 INTRODUCTION

- 1.1 This Full Planning Application seeks permission for the construction of a new 1.5-storey, three-bedroom dwelling with associated car parking and landscaping on the application site.
- 1.2 The application is submitted by Voller Architectural Design on behalf of the applicants, Mrs Daphne Schreiner, Mrs Joyce Shearman, and Mrs Patricia Lee.
- 1.3 The proposal makes efficient use of retained garden land through a sensitively designed infill scheme, representing sustainable windfall development within the settlement boundary.
- 1.4 The site is located on Windmill Lane, Alton, within a predominantly residential area characterised by a mix of single-storey and one-and-a-half-storey dwellings set within varying plot sizes and building lines.



*Fig 4. The application site and surroundings*

## **2.0 THE APPLICATION DOCUMENTS**

This Full Planning application to EHDC includes the following documents:

### DRAWINGS

2501-PL-01	Location Plan (1:1250@ A4)
2501-PL-02	Proposed Plans and Block Plan (1:100 @ A1)
2501-PL-03	Proposed Elevations (1:100 @ A1)

### DOCUMENTS

2501-PL-10	Design & Access / Energy Statement
2501-PL-11	Planning Statement
2501-PL-12	Sun Tracking Document
2501-PL-13	Photo Document pt. 1 - The site
2501-PT-14	Photo Document pt. 2 - Access
2501-PT-15	Photo Document pt. 3 - Surrounding Development

### CONSULTANTS/ OTHER DOCUMENTS

Arboricultural Method Statement/ Impact Assessment/ Tree Protection Plan

BNG calculations

CIL forms

EHDC pre-app advice letter, dated 12/06/2025

## **3.0 THE EXISTING SITE, LOCATION AND SETTING**

- 3.1 No. 45 'Glenside' is a single-storey bungalow located off Windmill Lane, close to the junction with the B3004 (Caker Lane) and the A31 bridge. The site lies outside the Alton Settlement Policy Boundary despite being located in a long-established residential area on the southern edge of Alton which is identified for inclusion inside the SPB in the Interim Settlement Policy Boundary Review for the emerging Local Plan 2021–2040.
- 3.2 The application site is not located within a conservation area, the South Downs National Park, a Site of Special Scientific Interest, or an Area of Important Nature Conservation.

- 3.3 No heritage assets are located in the vicinity of the application site.
- 3.4 The site area is 270m<sup>2</sup> (0.027 ha) excluding the shared driveway to front of no. 45.
- 3.5 The application site occupies an elevated position on a steep grass bank above Windmill Lane, which is a sunken lane. It is served by an established access that provides entry to both 'Glenside' and the retained land.
- 3.6 The application site comprises a retained and maintained strip of garden land to the eastern side of the no.45 'Glenside' bungalow, together with the associated access onto Windmill Lane. The site is bordered by hedgerow to the east and south, with an open boundary to the north and a fenced boundary to the west with 'Glenside'.
- 3.7 The applicants own both the retained garden land and the access. The owners of No.45 'Glenside' have legal rights of access over the driveway to the front of their property.
- 3.8 The application site contains no existing buildings or structures.
- 3.9 As the application site is situated on high ground, there is a very low risk of flooding from surface water or rivers. The land slopes gently from west to east and is relatively level from north to south. The southern boundary drops steeply down to Windmill Lane.
- 3.10 An established access from Windmill Lane serves the site, with good visibility splays along the 30 mph highway.
- 3.11 There are no trees or tree groups on the site protected by Tree Preservation Orders (TPOs).
- 3.12 The surrounding area is residential, comprising a mix of single-storey bungalows and one-and-a-half storey chalet bungalows on generous plots, a pair of narrow semis opposite, with larger more closely spaced housing evident on nearby Wilsom Road.
- 3.13 The site is well served by local services and public transport, with Alton railway station approximately a 20-minute walk away, and bus stops located nearby at the Windmill Lane junction with Caker Lane (B3004). Alton town centre can be reached in around 18 minutes on foot or 6 minutes by bicycle.

## **4.0 DESIGN & ACCESS**

### **Amount**

- 4.10 The retained land (application site) measures approximately 8.5m in width and 31.65m in length with an area of approximately 270m<sup>2</sup> (0.027 ha). While the plot is narrower than adjacent plots at Nos. 51–59 Windmill Lane, there are comparable examples of higher-density arrangements nearby, including plots at Nos. 92–98 Wilsom Road, where dwellings are positioned within 3–4m of each other and nos. 30 and 32 Windmill Lane, opposite the site which are a narrow pair of semis. Neighbouring No. 45 Windmill Lane also occupies a narrow plot, with only 1.8m separation from the site's eastern boundary. As confirmed at the pre-application

meeting, the proposed density is considered acceptable and consistent with the prevailing pattern of surrounding development.

- 4.11 The proposal is for a detached 1.5-storey, three-bedroom chalet bungalow with a gross internal area (GIA) of 109m<sup>2</sup> (1,173 sq ft), comprising 64m<sup>2</sup> at ground floor and 45m<sup>2</sup> at first floor. This exceeds the national described space standard of 93m<sup>2</sup> for a three-bedroom dwelling.
- 4.12 Policy DE2 of the Alton Neighbourhood Plan states that where development exceeds the density of adjacent plots, high-quality design must be employed to ensure it integrates harmoniously with its surroundings, while also providing adequate private amenity space.
- 4.13 Neither national nor local planning policy prescribes a minimum private amenity space for a three-bedroom dwelling. The proposed dwelling has a footprint of 75m<sup>2</sup> gross external area (GEA), and the rear garden amenity space is 65m<sup>2</sup> equating to 26% site coverage (excluding the shared driveway to front of no. 45), which leaves adequate garden amenity, parking space and separation to boundaries.
- 4.14 The amount of built form also accords with Schedule 2, Part 1, Class A of the General Permitted Development Order, in that ground coverage by buildings does not exceed 50% of the curtilage.
- 4.15 The proposed garden will be level, enclosed, and directly accessible from the main living accommodation, providing usable and private amenity space for future occupants.
- 4.16 Small to medium-sized dwellings of this type meet local housing needs and align with Alton Neighbourhood Plan Policy HO1. The proposed size, height, and number of bedrooms are consistent with the mix of dwellings along Windmill Lane, which predominantly comprises medium-sized bungalows and chalet bungalows.
- 4.17 By comparison, nearby Wilsom Road features a denser pattern of development, including larger 1.5 – 2 storey dwellings and a new development of nine dwellings under construction between Nos. 60–86 Wilsom Road (Ref: 55638/002). A further application for five single-storey dwellings (Ref: EHDC-25-0455-FUL) on land immediately to the rear of the site is pending consideration.
- 4.18 The accompanying *Sun Tracking Document* (Ref: 2501-PL-012) confirms that the impact of overshadowing from the proposed dwelling will be minimal.
- 4.19 The amount of development makes efficient use of a sustainable, under-utilised site within the settlement boundary, in accordance with NPPF paragraph 125, while safeguarding neighbouring amenity and respecting the character of the area.

## Scale

- 4.21 The site is too narrow to accommodate the larger footprint required for a single-storey bungalow. A 1.5-storey chalet bungalow design was therefore developed and presented at pre-application stage. Following positive feedback, this approach is now proposed in this application.
- 4.22 The proposed dwelling will have a forward ridge height of approximately 6m and an eaves height of 2.3m, closely matching the proportions of neighbouring properties along Windmill Lane, in particular No. 45. This scale responds sympathetically to the established character of the area and accords with Policy DE2 of the Alton Neighbourhood Plan and Policy CP29 of the Joint Core Strategy.
- 4.23 The chalet bungalow will be positioned at a lower level than the neighbouring 'Glenside' bungalow, with its ridge height matching that of its neighbour. Site levels will be reduced to form a level terrace at the current height of the eastern boundary. Along the western boundary with 'Glenside', a 225mm-thick x 600mm-high brick or sleeper retaining wall will be constructed, topped with a 2m high close-boarded fence to provide screening.
- 4.24 To keep massing and ridge heights down, the design is one-and-a-half storey, with most first floor accommodation contained within the roof space and served by front-facing dormers. The pitched roof and dormer arrangement visually reduce bulk compared to a full two storey building, aligning with local character. The eaves level is approximately 2.3m above ground level to the front elevation and 3.2m to the rear side elevation, with the ridge height approximately 6m above ground level. Notably, the proposed ridge matches the height of the existing 'Glenside' bungalow.
- 4.25 The chalet bungalow is orientated so that its gable ends and side walls face neighbouring dwellings. Windows on side elevations are limited to ground floor level, positioned below the height of boundary fencing, thereby avoiding any overlooking or harmful impact on neighbouring amenity.
- 4.26 No. 51, a neighbouring bungalow, is located on lower ground approximately 15.6 m to the east. Ground floor windows on the proposed east elevation will be screened by the existing dense 1.5m high hedgerow, which will be retained.
- 4.27 By levelling the site to the base of the hedgerow on the eastern boundary and building the dwelling into the slope, the scale of the proposed dwelling is reduced so that the forward ridge aligns with that of 'Glenside'. The rear ridge is set marginally lower than the forward ridge, further reducing the building's impact.
- 4.28 The prevailing built form along Windmill Lane comprises 2no. two storey semi-detached dwellings opposite the site, three single-storey bungalows on larger plots with more generous separation distances, and a one-and-a-half-storey chalet bungalow style dwelling of comparable scale and form to the proposal (No.53). The proposed footprint is proportionate to the narrower plot, maintaining a balanced ratio of built form to private amenity space. The pitched roof with modest dormers ensures that the dwelling reads as a low, subservient form, reducing its impact when compared to a full two-storey building. Combined with the set-back siting, reduced finished floor level, and screening from the existing hedgerow and boundary treatments, the scale will integrate comfortably within the street scene, preserving

local character in accordance with Policy CP29 of the Joint Core Strategy and Section 12 of the NPPF.



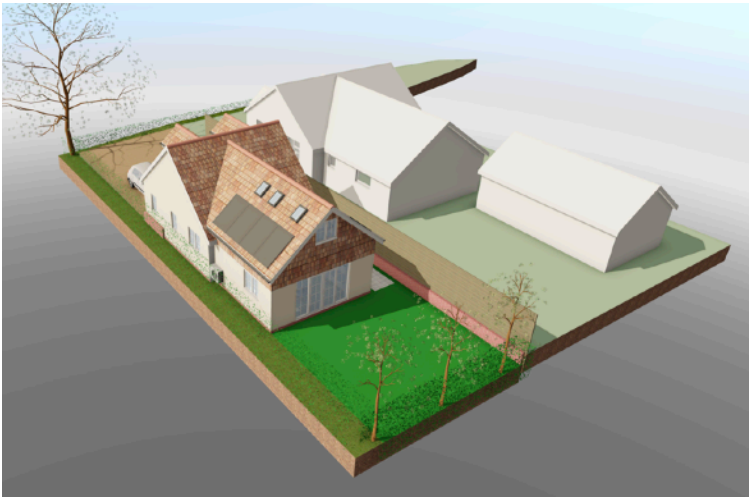
*Fig. 5. Front elevation perspective of the proposed dwelling set-back in relation to No.45 'Glenside'*



*Fig. 6. Front elevation perspective of the proposed dwelling set-back in relation to No.45 'Glenside'*

## Layout

- 4.31 Ground and first floor layouts are shown on the submitted proposed plans (drawing no. 2501-PL-02).
- 4.32 The proposals represent a windfall infill development on a narrow, retained strip of former garden land. The dwelling has been specifically designed to address the site's constraints. Although a few larger wider plots exist to the east along Windmill Lane, the settlement in the vicinity is mixed with narrow two-storey semi-detached housing located directly opposite the site at nos. 30 and 32 Windmill Lane and denser pattern of housing exists nearby in Wilsom Road. It is therefore considered that the proposed form of development is consistent with the prevailing pattern of development in the surrounding area.
- 4.33 The dwelling is set back within the site, positioned 5.1m behind the principal elevation of the neighbouring bungalow (No. 45). This arrangement minimises its impact in the street scene and allows for a 5m deep parking area to the front of the dwelling, accessed directly from the driveway. The immediate context along Windmill Lane features a staggered building line, so the set-back position will not appear out of character.
- 4.34 The main entrance is located on the west elevation, mirroring the arrangement at No. 45. The property will have a rear garden measuring approximately 7.4m in depth by 8.9m in width (66 m<sup>2</sup>), providing usable private amenity space.
- 4.35 In accordance with policy TR5, two 2.4m x 4.8m parking spaces will be provided to the front of dwelling on a 8.1m wide x 11.3m deep extended, permeable gravel driveway. Cars will have in excess of 6m clear space to reverse out of parking bays and turn, leaving the site in a forward gear.
- 4.36 The internal layout has been arranged to respond to the sun's path, with the living room, study and bedrooms located on the south-facing frontage and service rooms positioned to the north.
- 4.37 Window placement has been designed to avoid direct overlooking of neighbouring habitable rooms, maintaining privacy and amenity.
- 4.38 The layout achieves an efficient use of land (NPPF paragraph 125) while respecting neighbouring amenity and local character. The orientation and building line integrate with the established rhythm of development along Windmill Lane, and the arrangement allows for level, step-free access and convenient circulation within the dwelling in accordance with Building Regulations Part M.



*Fig. 7. Rear perspective view of the proposed dwelling with 'Glenside' beyond*



*Fig. 8. Side perspective view of the proposed dwelling with 'Glenside' beyond*

### **Landscaping and trees**

- 4.41 There are two trees on the site within falling proximity of the proposed dwelling: a beech tree (T1) is located on the front southern boundary in the eastern corner of the site which is to be retained. A poor condition apple tree (T3) is located at the end of the garden on the northern western boundary, which is to be removed.
- 4.42 There are no trees or tree groups on the site protected by Tree Preservation Orders (TPOs).
- 4.43 An existing laurel hedgerow towards the back of the site (G3) will be removed and a new hornbeam hedgerow will be planted on the rear northern boundary of the site with 3 no. new silver birch trees screening the development land beyond.
- 4.44 Existing eastern and southern boundary cotoneaster hedgerows (G5) will be retained and enhanced. A BNG calculation will be undertaken and off-site contribution made, as necessary - see calculation with this application.
- 4.45 New 2000mm high replacement close-boarded fencing will be erected under permitted development rights on the western boundary with 'Glenside' on a new 225mm thick x 600mm high brick retaining wall, or sleeper retaining wall.
- 4.46 The driveway will have a gravelled surface and be permeable. The south eastern corner of the site levels will raised by 300mm with MOT type 1 aggregate and

Cellweb over the beech RPA, as specified by arboriculturalist. The raised levels will be retained behind anchored railway sleepers, rebar pinned.

## **Appearance**

- 4.51 The proposed dwelling is set further back on the plot than neighbouring No. 45 and faces south towards Windmill Lane, which is at a lower level. When viewed from the lane, the dwelling will be screened in full by the existing front boundary hedgerow, positioned high on the steep grass bank. This set-back position was recommended during pre-application discussions and has been incorporated into the design.
- 4.52 Construction will employ traditional materials in keeping with the local vernacular, including a red-mix brickwork plinth (Imperial County Blend) with a cant brick header to the front elevation, putty-coloured through-render on cavity blockwork, white uPVC double-glazed casement windows, plain clay tiled roofs, and plain clay vertical tile hanging to the dormers and rear gable end. In line with pre-application advice, a chimney on the eastern elevation has been omitted.
- 4.53 The dwelling is designed in the form of a chalet bungalow, reflecting the layout, scale, and massing of the neighbouring bungalow and other dwellings along Windmill Lane. The design repeats the inverted 'T' footprint of No. 45, with a front gable-ended roof spanning the width of the site and a perpendicular rear gable-ended roof set marginally lower than the forward ridge. Forward dormers are also set below the main ridge height, in accordance with pre-application recommendations.
- 4.54 The existing gravel driveway will be retained and extended to create a 5m deep parking area to the front of the dwelling.
- 4.55 A paved ramp with a 1:12 gradient will provide step-free access to the main entrance on the west elevation.
- 4.56 The rear garden will comprise a combination of paved terrace, grass lawn, and new hedgerow planting. An existing tree and section of hedgerow will be removed, as detailed in the submitted arboricultural report.
- 4.57 The chalet bungalow will be positioned at a marginally lower level than the neighbouring 'Glenside' bungalow, with its ridge height matching that of its neighbour. The overall scale is consistent with the neighbouring dwelling.
- 4.58 The proposals accord with Policy CP29, which seeks high-quality design that contributes positively to the character of the area and respects its local context.

## **5.0 Access**

- 5.1 The proposals utilise the existing and established access to and from Windmill Lane which has a 30mph speed restriction and clear views to the east and west.

- 5.2 Direct access from the highway is not proposed due to the elevated position of the site above the sunken lane, the presence of a mature beech tree, and the steep bank that would need to be climbed to reach the existing driveway level.
- 5.3 The driveway and the retained land (the application site) are owned by the applicant. The owners of No. 45 have rights of access over the driveway and the land to the front of their property.
- 5.4 No. 45 currently benefits from four parking spaces (including the garage) located to the side of the dwelling.
- 5.5 In accordance with Alton Neighbourhood Plan Policy TR5, the proposed dwelling will be served by two parking bays measuring 2.4m x 4.8m, located on an extended gravel driveway to the front of the property (within the applicant's ownership). The driveway measures approximately 8.1m wide x 11.3m deep. Cars will have in excess of 6m clear space to reverse out of parking bays and turn, leaving the site in a forward gear.
- 5.6 In accordance with Policy HO2, two wheelie bins will be stored in a timber enclosure to the side of the proposed dwelling, screened from both the highway and the private amenity area. On collection days, the relevant bin will be wheeled to the existing collection point near the highway.
- 5.7 A timber cycle store measuring 2.2m x 1.5m will be located in the rear garden, providing secure storage for two bicycles in accordance with Policy TR3.
- 5.8 The dwelling will incorporate a Part M-compliant mobility threshold at the side entrance (as no.45) and a 1:12 ramped access from the driveway level.
- 5.9 Overall, the proposals constitute a small-scale development that accords with Policy CP31, making use of the existing access. They will not compromise the safety or convenience of the public highway and will provide adequate parking provision together with secure cycle storage. The site benefits from nearby bus connections at Windmill Lane and at the Caker Lane/ Wilsom Road junction with the B3004.



*Fig. 9 -10. Views from the exiting access along Windmill Lane to the east and west*

## 6.0 Ecology and BNG

6.1 A walkover assessment confirmed that the site comprises former garden land, dominated by species-poor mown grass with ornamental shrub planting (laurel, cotoneaster), and lacks any priority habitats or features of ecological significance. No native hedgerows, semi-natural grassland, woodland, watercourses, or other features of ecological interest are present. Baseline habitats therefore represent negligible ecological value, reflected in the small sites metric as zero biodiversity units.

### 6.2 Metric Results

The Statutory Small Sites Metric (SSM) has been completed for the proposals. The results are as follows:

- Baseline habitats: 0.0000 units
- Post-development habitats: 0.0591 units
- Net change (habitats): +0.0591 units (net gain achieved)
- Baseline hedgerows: 0.0000 units
- Post-development hedgerows: 0.0000 units
- Net change (hedgerows): 0.0000 units

### 6.3 Proposed Enhancements

Although baseline ecological value is negligible, the development secures measurable biodiversity enhancements, including:

- Three new small native trees planted within the plot (e.g. field maple, crab apple, rowan or silver birch).
- 6m of new native hedgerow infill, planted as a double staggered row at 5 plants/m, using a mixed native species palette (hornbeam, hawthorn, hazel, spindle, holly, field maple). The hedge will be maintained to at least 2 m high and 1.5 m wide, with gapping-up in years 2–5 to ensure continuity.
- Hedgerow management will target moderate/good condition under the Statutory Biodiversity Metric criteria (base layer, mid-layer, and occasional standard trees).

### 6.4 Management Commitment

- All new planting will be maintained for a minimum of 30 years, with failed specimens replaced in the following planting season.
- Trees will be staked, protected, and watered during establishment.
- Hedge cutting will be limited to once every 2–3 years, outside the bird nesting season.

## 6.5 Conclusion

The proposals will deliver a measurable net gain in habitat units (+0.0591) and secure additional ecological value through the creation of native hedgerow and tree planting, replacing a baseline of negligible ecological value. The scheme therefore complies with the statutory 10% BNG requirement of the Environment Act 2021 and aligns with EHDC Policy CP21 and emerging Local Plan objectives to enhance biodiversity.

## 7.0 **Drainage**

- 7.1 Foul drainage from the proposed dwelling will connect to the existing foul drain serving No. 45, via the manhole located on the driveway, and discharge to the mains sewer in Windmill Lane.
- 7.2 Surface water will be managed through a combination of rainwater harvesting and on-site infiltration. Rainwater from the roof will be directed to a water butt on the side (passage) elevation for reuse, with excess surface water discharged to new soakaways located within the garden and beneath the driveway, outside the RPA.

## 8.0 **Impact on Neighbouring Amenity**

- 8.01 The application site is narrow, placing the proposed dwelling approximately 3.5m from the eastern flank wall of No. 45. Joint Core Strategy Policy CP27 requires that new development does not have an unacceptable impact on the amenity of neighbouring occupiers, including protection from loss of privacy and overshadowing which could affect daylight and outlook. The proposals have therefore been designed to minimise such impacts.
  - The dwelling is set back within the plot and positioned low in the landscape to reduce its effect on neighbouring amenity, particularly in relation to overshadowing of habitable windows on the flank wall of No. 45 during the morning. In the afternoon, these windows fall into the shadow cast by the neighbouring wall itself as the sun moves westward. The submitted *Sunlight Tracking Document* (Ref. 2501-PL-12) demonstrates that any overshadowing impact is minimal and has been addressed through the design.
  - The building is cut into the slope along the eastern boundary, creating a level terrace with a forward ridge height matching that of No. 45. This set-back position further reduces visual impact.
  - Although the east-facing flank wall of No. 45 contains two habitable room windows, the applicant could erect a 2m high boundary fence or similar enclosure under permitted development rights which would have a comparable impact. Consequently, the proposals are not considered to result in a harmful loss of light or outlook.
  - The scale, mass, and height of the proposed chalet bungalow have been kept to a minimum while ensuring adequate first-floor headroom for habitable rooms. Design changes made following pre-application advice include the removal of a chimney

from the eastern elevation and the reduction in size of a forward dormer to further lessen massing.

- From the garden of No. 45, only the roof of the proposed dwelling will be visible above the 2m boundary fence—comparable to two bungalows sited side-by-side with 3m gap on level ground. Given the equal ridge heights and the modest 3.5m-4.4m separation, the proposal avoids any perception of overbearing or enclosure and does not result in overlooking. As such, the proposals are consistent with policy CP27.
- Given that both properties have the same ridge height, the modest 3.5 m - 4.4m separation provides sufficient distance to avoid any perception of overbearing or enclosure and avoids any potential for overlooking.
- The layout achieves an efficient use of land while providing adequate separation and amenity in accordance with NPPF paragraph 125. Nearby properties at Nos. 92, 94, 96 and 98 Wilsom Road all have approximately 3m separation between them, so the proposal respects the prevailing character, complies with Policy CP27, and maintains the established spatial quality.

8.02 The proposed ground floor side windows facing no. 45 will be screened by a new 2m high fence installed under permitted development rights.

8.03 No. 51 is located approximately 15m to the east on lower ground, with a large rear and side garden providing ample separation. Ground-floor windows on the proposed east elevation will be screened by the existing dense 1.5m high cotoneaster hedgerow, which will be retained. Pre-app advice in email dated 15/08/2025 from Development Management Team Leader, Jon Holmes indicated that a retained hedgerow would be preferable to a new 2m high boundary fence which would give more suburban feel. Rooflights on the east-facing slope are positioned at least 1.7m above finished floor level with angled, middle-pivot openings to prevent overlooking.

## **9.0 Energy**

9.01 The proposed dwelling has been designed with a strong emphasis on environmental sustainability and thermal efficiency. A high-performance building envelope will be employed, incorporating high levels of insulation, thermally efficient glazing, and air-tight construction to minimise heat loss and reduce energy demand. The scheme will utilise renewable energy technologies, including roof-mounted photovoltaic (PV) panels to generate on-site electricity, and an air source heat pump (ASHP) to provide low-carbon space heating and hot water. The integration of a rainwater harvesting system, including water butts, will contribute to sustainable water management and reduce mains water usage for garden irrigation. These measures align with national and local planning policy objectives to combat climate change and promote energy efficiency in new development.

9.02 Surface water will be partly rainwater harvested, directed to a water butt on the passage side elevation.

9.03 Air source heat pump will be located on the east side of the proposed dwelling.

- 9.04 Photovoltaic panels will be fitted to the rear east and west roof slopes, concealed behind the forward roof ridge.



Fig. 11. Perspective of east facing side elevation from lower ground levels of no. 51

## 10.0 Summary

The proposed development is considered acceptable for the following reasons:

- Policy Compliance – The scheme accords with the East Hampshire District Local Plan: Joint Core Strategy, including Policies CP27 (Amenity), CP29 (Design), and CP31 (Transport and Parking), as well as the Alton Neighbourhood Plan, including Policies DE1 (Town Setting and Natural Assets) DE2 (Design), HO1 (Housing Mix), HO2 (Refuse Storage), TR3 (Cycle Storage), and TR5 (Parking Provision). It also meets the aims and objectives of the NPPF, including paragraph 125 on efficient use of land.
- Design and Character – The dwelling is of high-quality design, using traditional materials and detailing in keeping with the local vernacular. Its proportions, massing, and form respond positively to the established scale and layout of Windmill Lane, integrating harmoniously with the surrounding built form.
- Efficient Use of Land – Makes effective use of a narrow, retained garden plot within a sustainable residential area of Alton, providing a modest family home while safeguarding amenity and respecting the character of the area.
- Neighbour Amenity – Designed to avoid harmful overlooking, overshadowing, or loss of outlook. Measures include set-back siting, a lowered finished floor level, modest ridge height, screening by boundary treatments and hedgerows, and careful window placement.
- Access and Parking – Utilises an established access with safe visibility splays; provides two compliant parking bays with adequate turning space; includes secure cycle storage and screened refuse storage in line with adopted standards.

- Sustainability and Energy Efficiency – Incorporates a high-performance building envelope, photovoltaic panels, an air source heat pump, and rainwater harvesting, reducing carbon emissions and promoting sustainable resource use.
- Landscaping and Biodiversity – Retains and enhances key boundary planting, replaces poor-quality trees with suitable native species, and delivers biodiversity enhancements supported by an off-site BNG contribution, as calculated.
- Response to Pre-Application Advice – All key recommendations from the pre-application stage have been implemented, including the reduction of massing, removal of the eastern chimney, and re-siting to reduce street scene impact.

Overall, the proposal represents a sustainable, well-designed, and policy-compliant form of windfall infill development that will make a positive contribution to the local housing mix without causing harm to the character, appearance, or amenity of the surrounding area.

## 11.0 Conclusion

The proposed development is a well-considered infill scheme that makes efficient use of an under-utilised site in a sustainable location, in line with NPPF paragraph 125. The one-and-a-half-storey chalet bungalow has been carefully designed to respond to both the site's physical constraints and the prevailing character of the area, with scale, massing, and traditional materials that integrate harmoniously into the street scene. The retention and enhancement of the existing tree and mature hedgerows ensure the dwelling is screened from the sunken lane below, protecting privacy and preserving Alton's wider landscape setting in accordance with Policy DE1.

The scheme fully accords with Joint Core Strategy Policies CP27, CP29, and CP31, together with Alton Neighbourhood Plan Policies DE1, DE2, HO1, HO2, TR3, and TR5, delivering a sustainably located, high-quality, and energy-efficient home that safeguards neighbouring amenity, provides safe access and adequate parking, and makes a positive contribution to the established character along Windmill Lane. All pre-application advice has been incorporated, ensuring the proposals meet identified local housing needs, enhance the local built environment, and uphold the principles of sustainable development.

Given the acute housing supply shortfall, the reduced weight afforded to CP19 considered in the accompanying Planning Statement 2501-PL-11, and the site's ability to deliver much-needed housing without harmful impacts, the proposal fully accords with the presumption in favour of sustainable development and as such, planning permission should be granted.