

Design Access Statement

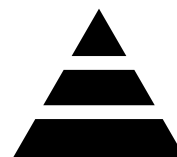
Planning Application June 2026

Site: 12 Station Road, Tidworth SP9 7NZ

Proposal: Construction of rear roof extension with front dormers and side extension on first floor with new residential dwelling on 2nd floor (1x1 bed) and cycle & waste storage at the rear.

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Site details:

The property is located on Station Road, in central portion of Tidworth. Set within a mixed use area of residential dwellings on upper floors and commercial units on ground floor level. The properties along Station Road varying in design, brick built typical two to three storey buildings. The architecture and construction of buildings within the neighbourhood are from the 20th century. The site faces south with Station Road running in a general east to west direction along the site locality.

The application site contains a commercial unit on the ground floor with existing residential unit on the upper floor accessed via rear service road, 2 storey property built with brick construction and larger single storey rear section.



Proposal:

This statement is in support of an application for the construction of rear roof extension with front dormers, side extension on first floor with a new residential dwelling on 2nd floor (1x1 bed) including cycle and waste storage at the rear.

The proposal will provide roof extension at the rear portion in mansard style and two front dormer windows. Additional first floor side extension will provide additional space for the existing residential unit located on the first floor. The proposed roof extension intends to offer new 1x1 bed flat with access from the existing rear service road and internal staircase on the first floor which will now act as a main entrance to the existing flat on first floor level and new unit on second floor. The front dormer windows are of similar design with existing neighbouring properties (please see pictures below in annex as examples) including 14, 15 and 16 Station Road which benefit from front dormer windows, it's contended the proposed dormer windows would not detract or cause harm to the street scene.

The proposal will also encourage car free use with substantial proposed space for cycle storage system with access from the rear service road including existing pedestrian access and leading to the main entrance to the rear of the building.

The proposed residential dwelling will benefit from private amenity space in form of balcony, calculated floor area based on bedrooms/occupancy numbers. The balcony will face out and away from neighbouring properties to prevent any form of loss of privacy or overlooking. Each dwelling will also benefit from private storage internally.

Due to the nature of the local topography and buildings within the locality, it's contended the overall height of the proposal is in keeping of the street scene and does not protrude higher than the existing ridge height at the front elevation. The flat roof will offer the opportunity to provide green roof and solar panels as required.

The proposal will provide the area with a new dwelling unit and release the potential of the land to also supply affordable housing. Ultimately, the proposed design provides generous living space for residents with good daylight and layout, the design also extends the functionality of the site whilst remaining within its footprint. Due to lack of uniformity in housing types within the locality, it's contended the proposal would not cause harm to the character of the area. The proposal addresses concerns on sustainable design and construction by providing far better insulation and efficiency in heating with the overall aim of reducing emissions. The proposals ideally addresses the need for affordable housing within local authority which has a shortage of housing for both council tenants and private renters.

Waste collection will be provided to the rear of the building as existing, access via Drummer Lane thereby offering easy and existing access for the local authority waste collection service vehicles.

Planning Policy:

National Planning Policy Framework

The NPPF was reissued and sets out the Government's planning policies for England and is a material consideration in planning decisions. The document covers a wide variety of planning matters, providing advice to LPAs on plan making and decision making (development management).

Running centrally throughout the NPPF is a presumption in favour of sustainable development which ties together economic, social and environmental objectives. For decision making, Paragraph 11 states that this means approving development that accords with an up to date development plan whilst, where no up to date development plan is in place, granting permission unless there is a clear reason for refusing development or the adverse impacts outweigh the benefits.

Paragraph 85 notes that “planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.” It continues that LPAs should “promote... vitality and viability...by allowing them [town centres] to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses.”

The NPPF asserts that planning should not act as an impediment to sustainable growth and states that "significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development."

Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 notes that:

“[I]f regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”

Local Planning Policies:

Material:

The proposal to introduce material selection incorporating building materials to match the host locality using traditional brickwork on fascia, tiles on mansard roof to match the existing roof tiles. Water consumption will be no more than 110 litres per person per day through the specification and use of low-flow and/or aerated outlets, water efficient domestic appliances and flow rate restrictors. The proposal will address the importance of “Energy Efficiency’ through the use of electrical heating, with unvented hot water tanks, underfloor heating and LED lighting. Cavity wall construction with grass flat roof will also ensure thermal efficiency. Solar Panels can be set across the roof will naturally provide energy to the building and lowering demand on national grid and use.

Ecology:

Earlier applications have not highlighted concerns or areas of importance regarding ecology, in return the proposal will have the option to provide improved ecology with bee bricks, swallow nests and bug lodges within the grounds.

Drainage:

The proposal will connect the new residential unit sewage to the existing network utilised by the existing residential unit on the first floor with also restricted surface water connection to relevant surface water sewer. The site will aim to prevent surface water spillage onto the highway with placed drainage spots, the aim to manage potential flooding.

Size:

The size of the proposal and site can be seen clearly on attached plan copies, ultimately the proposal offers a new dwelling and all within national standards with private amenity space.

Access:

The ground floor provides easy access for those with limited movement, the upper floors are only accessed by internal staircase and unfortunately due to the nature of the site a lift system would not be incorporated to providing access to all floors and residential dwellings. The site benefits from excellent communication with public transport within short walking distance including local buses and rail.

Annex Pictures:

14, 15 and 16 Station Road



