
Site Address:	48 Bembridge Drive, Hayling Island, PO11 9LU		
Proposal:	Garden room/outbuilding at front of property.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00559	Expiry Date:	25/08/2023
Applicant:	Ms Hadley		
Agent:	Mr Bramble-Stewart	Case Officer:	Josephine Lacey
	GBS Designs		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

48 Bembridge Drive is a detached property with the south elevation facing onto Hayling Beach and the north elevation facing on to the cul de sac of Bembridge Drive. The property is clad in grey. The frontage is made up of a grass area and hardstanding leading to a detached garage. The surrounding houses are varied in scale and design and there are large distances between the dwellings, with many having outbuildings between the public domain of Bembridge Drive and the elevations fronting the highway.

2 Planning History

00/64990/000 - Conservatory to rear, PERM,23/03/2000
03/64990/001 - Construction of pedestrian access to promenade., PERM,07/04/2004
APP/13/00968 - Roof alterations to allow living accommodation at first floor level with rear Juliet balcony and mezzanine at second floor level with rear balcony., PERM,20/11/2013
APP/16/00861 - Demolition of original flat roof garage. Ground floor pitched roof rear extension(corner infill), front pitched roof extension, creation of first floor in roof space including 2No. dormers to south and east elevations and Juliet Balcony to first floor rear elevation., PERM,25/10/2016
APP/17/00078 - Roof alterations to allow living accommodation at first floor level with rear Juliet balcony., PERM,06/03/2017
APP/17/00445 - Non-material amendment to Planning Permission APP/17/00078 relating to enlarging rear window to lift, altering Juliet balcony from railings to glass, and re-use velux in roof., PERM,24/05/2017
APP/17/01128 - First floor front extension, addition of balcony to rear and construction of steps to rear bounday to create access to beach promenade., PERM,15/12/2017
APP/22/00875 - First floor side extension with extension to first floor rear balcony., PERM,10/11/2022

3 Proposal

Garden room/outbuilding at front of property.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Leah Turner - Hayling East

No comment received.

Councillor Mark Coates

No comment received.

Councillor R Raines - Hayling East

No comment received.

County Archaeologist

Thank you for your consultation. In view of the small scale of the development I would not raise any archaeological issues.

Property Services Manager

No comment received.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
I am objecting to this planning because the site is already overdeveloped and not enough parking spaces for the size of the property.	In accordance with the Havant Borough Council SPD, there are enough parking spaces for this property.
looks like its going to be an Airbnb.	There is no evidence of the proposal or the dwelling being developed for use as an Airbnb.
Who has a garden room in the front drive facing north.	The other side of the property faces the beach/sea where winds are stronger - this area provides more shelter.
the site already looks like its passed 75% of buildings, overdeveloped.	75% of the curtilage of the dwelling is not covered by buildings.

7 **Planning Considerations**

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Flood Risk
- (v) Archaeology

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 The proposed development would involve the erection of a timber-framed outbuilding to the front of the property. The roof would have a width of approximately 5 metres, a depth of approximately 4.3m extending past the front elevation by roughly 1.1m. The dimensions of the exterior walls are 5m in width by 3.2m. The proposal is on sloping ground and the flat roof slopes slightly upwards towards the front elevation, with a height of approximately 2.8m at the front and 2.6m at the rear.

7.4 The proposed outbuilding would have a timber frame with grey cladding. The roof would be felt and the doors would be uPVC. This is considered to be of acceptable design and is in keeping with the property and surrounding area.

- 7.5 The proposed outbuilding would be located to the front of the property visible from the street scene. The Havant Borough Design Guide does not usually encourage outbuildings to the front of properties, however other properties within the vicinity having front outbuildings and the properties along the street scene having a staggered building line it is not considered to have a negative impact upon the character of the area. In addition, the frontage is a large area, which it has been noted that residents within this area often use as the back garden, due to the other side of the property fronting the beach and there being harsher winds on this side.
- 7.6 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.7 To the front of the proposal are two properties, which are set well back from the public domain, and also have outbuildings between the elevations facing the highway and the front boundary. The proposal is unlikely to have an effect on these properties due to the distance between the proposal (around 50m) and the front elevations. There would be bi-folding doors facing north in the direction of these properties opposite the proposal, but the impact on privacy, light, and outlook would be limited and acceptable due to the distances.
- 7.8 On the east side of the proposed outbuilding there would be no side windows. The outbuilding would be visible from No.50 Bembridge Drive, and would likely only cause a limited and acceptable impact on light, privacy and outlook, as the scale is modest and the front elevation of No.50 is set well back from the locality of the proposal.
- 7.9 On the west side there would be no windows, and the curtilage of No.46 Bembridge Drive is very large, meaning there would be a lot of space (up to 20m) between the proposal and the east elevation of this property. As well as this, there is an existing garage at number 48 in between this property and the proposal. This being the case, there would be limited and acceptable impact on light, privacy and outlook to this neighbouring property.
- 7.10 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Flood Risk

- 7.11 The application would be classed as a minor development and according to the National Planning Practice Guidance (NPPG) unlikely to cause flood risk unless it would have an adverse effect on a watercourse, floodplain or its flood defences; they would impede access to flood defence and management facilities, or; where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows.

- 7.12 The Environment Agency Flood Map indicates that the property is within Flood Zone 3. Due to the minor nature of the development and the fact that it is for a minor domestic extension it is not considered to result in adverse effect on flood risk in the manner described in the NPPG and is thus it is deemed acceptable in principle. With regards to the detail of the scheme the Flood Risk Assessment submitted with the application confirms that the floor level of the outbuilding will be set no lower than existing levels; moreover that the outbuilding will not be used for habitable purposes. On this basis the development is considered to accord with Policy CS15 of the HBLP (Core Strategy).

(v) Archaeology

- 7.13 The application site has been reviewed by the Archaeologist, who has stated that due to the small scale of the development, there are no archaeological issues.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00559 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

20 Jul 2023	HADLEY3 11	PARKING PLAN
20 Jul 2023	HADLEY3 12	BLOCK PLAN
20 Jul 2023	HADLEY3 13	SITE PLAN
20 Jul 2023	HADLEY3 14	LOCATION PLAN
20 Jul 2023	HADLEY3 22	ELEVATIONS/ ROOF PLAN AND FLOOR PLAN

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The Garden room/outbuilding hereby permitted shall be used solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.

Reason: In the interests of the character of the area and residential amenities of adjoining residents and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.