

Design and Access Statement for Addition of new second floor with Balconies to first and second floor three storey front extension new double garage and general remodelling at 2 Bembridge Drive Hayling Island PO119LU

Update

Following the approval of a very similar application for this site in October 2022 (APP/22/00965) This is a revised version of that application.

Changes made are the addition of balconies to the front elevation and the extension of the rear elevation in response to the approval of an application to the neighbouring property 4 bembridge drive to add a rear balcony. (APP/23/00120) This application effected the view from 2 bembridge drive and this proposal brings the two balconies in line with each other to offer the same views, care has been taken to retain 1.7m frosted glass view restricting panels to avoid overlooking.

Background

The property sits on the corner of the entrance to Bembridge drive and has a recently extended and refurbished 3 storey property to the east, an existing three storey block of retail and flats to the north, open beachfront to the west and the beach / sea to the south. It has some previous planning history as below.

6/12/22 Application for Addition of new second floor with balconies to first and second floor, three storey front extension, new double garage and general remodelling.

AAPPROVED

8/2/2022 Prior approval application APP/22/00084 for addition of two extra storeys

REFUSED

11/3/1993 Balcony extension APP 93/58139

APPROVED

26/7/1985 Alterations, extension, and double garage to the front APP 18724

APPROVED

The property is somewhat plain and very boxy in its current form. It offers two stories with a very large viewing platform / balcony at 2nd floor level which is fully accessible with 1.1m parapet wall around the outside.

Proposal.

The design aims to create an additional floor and to modernise / enhance the building, utilizing updated form, modern materials and floor to ceiling glazing.

The palette of materials is specified to match as closely as possible with its newly refurbished neighbour to the east utilising white silicone render, timber effect vertical cladding umbra grey windows and doors and dark grey roofing membrane.

The height of the proposed building will match that of its neighbours and will fully utilise the buildings position and sea /beach views. The additional floor has been significantly stepped in on the western and eastern elevations to follow the pitched roof form of its neighbour and care has been taken to have no windows in the east elevation and to provide 1.7m frosted glass screening to ensure the balconies do not overlook the neighbouring buildings windows.