
Site Address: 15A Bembridge Drive, Hayling Island, PO11 9LU
Proposal: Installation of flat roofed dormer window to south elevation replacing two
hipped dormers to same elevation. Provision of rooflight to south elevation.
Application Type: Full Planning Permission
Application No: APP/23/00593 Expiry Date: 25/10/2023
Applicant: Mr Youll
Agent: Mr Gamblin Case Officer: Ikrame Essalih
R & G Design
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 15A Bembridge Drive, Hayling Island is the upper flat of a two storey apartment building with a hipped roof located on the north side of Bembridge Drive and accessed by a flight of stairs on the east side elevation. The building is constructed in brick and a rendered front main elevation and is characterised by a large brick chimney on the east side elevation, two rooflights on the east side elevation, a rooflight to the rear elevation and two dormer windows with hipped roofs at the front elevation constructed in bricks and element of white render.
- 1.2 The surrounding area is mainly residential in character and served by a private road. The area's buildings are of different design, style and heights with a mix of two storey and three storey detached and semi-detached dwellinghouses, two to three storeys apartment buildings together with some bungalows.

2 Planning History

00/64936/000 - Loft conversion to incorporate pitched roof dormers to front elevation, PERM,29/03/2000

3 Proposal

The proposal in this planning application consists Installation of flat roofed dormer window to south elevation replacing two hipped dormers to same elevation. Provision of rooflight to south elevation.

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

CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Leah Turner - Hayling East

No comments received.

Councillor Mark Coates

No comments received.

Councillor R Raines - Hayling East

No comments received.

Developer Services, Southern Water

Southern Water has no objections to the above proposal.

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
<u>No comments received.</u>	N/A

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

(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 works consist of the replacement of existing hipped dormers with a single flat roof dormer at the front south elevation of the building facing Bembridge Drive. The proposed dormer would be protruding to the front by an additional 0.5 metres and constructed in tile hanging walls with Upvc windows matching the existing one in the property. By dint of the existence of front dormers, the matching materials and the overall appearance of the building, these works are considered in context with the main dwellinghouse.

7.4 Whilst the proposed dormer would be visible from the streetscene, considering the existing dormers, the variety of dormer styles and buildings designs within the immediate locality, as well as the scale of the proposal and where flat roof and linear designs are common within the streetscene and the surrounding area, it is considered that the proposed development would result in a limited and acceptable impact on the streetscene and the visual amenity of the neighbourhood.

7.5 The proposal would also result in the installation of a new small rooflight at the front south elevation. The proposed rooflight would be of modest size and protruding by approximately 0.1 metres from the roof slope. Therefore, being positioned on a front elevation and at an appropriate distance from the roof edge and ridge in a modest design, this feature is considered acceptable and would not result to any harmful impact to the character of the streetscene or neighbouring properties.

7.6 The design, mass and appearance of the proposed dormer is deemed appropriate, in context to the main house and the character of the area 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 streetscene and the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.7 The proposed dormer would be located at the front main elevation of the original building, thus highly visible from the public realm and the properties on the opposite side and adjacent to the application site. By dint of the existing dormers at the front elevation and at the same position, it is considered that the impact and the relationship to these neighbouring properties would not be materially different from what already existing. It is also considered that the neighbouring properties on the opposite side of the road are located at a sufficient distance (approx. 22m) not to receive a harmful impact. Therefore, it is deemed that the proposal would not result in a harmful impact of overlooking or overshadowing to these neighbouring properties.
- 7.8 To the rear of the application site, the proposed front dormer would be completely screened from the neighbouring properties thus would not receive any impact resulting from the proposal.
- 7.9 Consequently, it is considered that the proposal would not appear overbearing or lead to overlooking, loss of privacy or overshadowing and would have limited and acceptable impact on the residential amenity of the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of Havant Borough Local Plan Core Strategy (2011). It is noted no letters of objection were received with respect to the scheme.

(iv) Flood risk

- 7.10 The application site is located within Flood Zone 2 and 3. The proposal would not result in additional floor space and the works would be limited to the roof level. Therefore, it is considered that the proposed development would not cause additional flood risk, thus would be acceptable. It is noted that the applicant has submitted a flood risk assessment which would be part of the approved documents. Consequently, the proposal meets the requirements of Policy CS15 of the HBLP (Core Strategy).

8 Conclusion

- 8.1 The proposed development is allowable in principle. The scale, amount and design of the proposal would have limited and acceptable impact on the neighbours, the character of the area and the streetscene 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/23/00593 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:

Location Plan Dated 12/07/2023

Block Plan Dated 12/07/2023

Existing and Proposed Elevations and Floor Plans Drawing No. Youll 369.1 D
Flood Risk Assessment

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.