
Site Address:	18 Bembridge Drive, Hayling Island, PO11 9LU		
Proposal:	Twin second floor side extensions and new roof structure.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00497	Expiry Date:	28/08/2023
Applicant:	Mr and Mrs Marshall		
Agent:	Mr I Murray	Case Officer:	Denise Sheath
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a three storey detached property and attached garage situated on an irregular shaped corner plot of Bembridge Drive. It has a flat roof and elevations of cream painted render, with balcony areas to both first floor and second floor levels. There is an open vehicular access to the front leading to a concrete drive and areas of grass and shrubs. The rear garden is a triangular in shape, which has been partially paved and partially shingled. The site is enclosed by a 1 metre high wall and dwarf wall to the front.
- 1.2 A three storey detached property is to the east, a two storey detached property is to the west, a pair of semi-detached properties are opposite and detached property is to the rear. The area is of medium density with two and three storey detached, semi-detached and terraced properties of similar and different age, style and design

2 Planning History

APP/17/00640 - Two storey side extension and second floor addition. PERM - 21/07/2017
APP/18/00455 - Application for non-material change to planning permission APP/17/00640 relating to changes to external windows and doors with an addition of glass blocks. PERM - 31/05/2018

3 Proposal

Twin second floor side extensions and new roof structure.

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

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
DM9	(Development in the Coastal Zone)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Not required

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 3

Summary of objections received:

- No roof top terraces - *No roof top terrace is proposed.*
- Poor design too many windows - looks like old apartments/commercial building – could be flats
- Too high – looks to be 4 storey – roof should be no higher than existing – other developments had to reduce their heights - *Any application submitted with regard to other properties would be assessed on their own merits.*
- Why are rooflights require in the loft space.
- Over development of the plot
- Dominate and over bearing.
- Loss of privacy/overlooking in all directions
- Adverse impact on neighbours
- Prime corner - adverse impact on character & appearance of area
- No Parking

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) Parking
- (v) Flood Risk
- (vi) Effect on sensitive areas

(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 proposal seeks to alter the design of the second floor level of the property. The proposal will remove the existing balconies at second floor level, and add extensions to the this floor to create a whole second floor addition. The roof of the property will also be altered to form an offset pitched roof design. The overall height of the building after the proposed alterations would be 10.5m, a 2.5m increase from the existing 8m maximum building height. The extension to the second floor level would allow for a more comfortable living space creating a larger master bedroom with an ensuite and walk in wardrobe.
- 7.4 The proposed extension would include additional windows to all elevations and a French doors with a Juliet Balcony to the rear elevation at second floor level. The additional fenestration would be in keeping with the existing fenestration of the property in terms of colour and style and would not have a harmful impact upon the character of the dwellinghouse. Grey Cedral Cladding is proposed to all elevations from the first floor level upwards, with the ground floor level elevations remaining cream render. Overall, it is considered that the contemporary design would provide a bespoke and attractive dwelling that would provide a focal point and uplift to the mixed visual character of the area that would accord with this seafront location.
- 7.5 Bembridge Drive consists of a diverse mixture of scaled development. The application site sits within two different streetscenes. The two streetscenes contain a mix of roof heights and designs. The northern streetscene consists of a mixture of two storey and three-storey, terraced and detached properties. The western streetscene consists of a stepped dwelling which fronts Bembridge Drive as a single storey then raising to a second storey and rising to a third storey towards the rear (fronting the promenade). This neighbouring property is not readily visible from the main part of Bembridge Drive and it is only when you are within the cul-de-sac of Bembridge Drive that it is visible from the public realm due to its set back position from the highway. The other neighbouring properties within this cul-de-sac is a bungalow located at the end (this bungalow has planning permission granted to add an additional floor and re-modernise with a contemporary design) and a two storey dwelling opposite the proposal.
- 7.6 As to views from the seafront due to the shape of the plot which narrows to a triangle to the rear, existing dwellings either side of the proposal, to a degree encloses it from the public realm in this direction. Therefore, it is considered that the proposal would not materially impact on the visual amenities of the area from the seafront.
- 7.7 It is therefore considered on balance the design and appearance of the proposal would be deemed appropriate in context to the main building and streetscene within this sea front location. The proposal 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

- 7.8 The existing property has windows that overlook neighbouring properties either side. The proposed extension at second floor level would include the installation of 2No. windows within the north east elevation. One of these proposed windows serves a walk-in wardrobe and the other is within the elevation flank of the roof alteration to create additional natural light. Both windows are at a height which is higher than eye level therefore they are not considered to create any additional overlooking, but is likely to be an improvement over the existing situation. It is also noted there are no side windows in the western facing elevation of the property at 20 Bembridge Drive.
- 7.9 The existing rear elevation has 3 balconies on the first and second floors. The rear elevation of the second floor extension includes the installation of French doors with a Juliet balcony and 2No. additional windows. The proposed windows and French doors would face partially on to the blank side elevation wall of the adjacent neighbouring property at No.20. It is therefore judged the new fenestration to the second floor level would not create a more harmful impact than what is currently being experienced from the existing balconies. It is therefore considered that the proposal would have a limited and acceptable impact upon this neighbouring property.
- 7.10 The additional fenestration within the rear and south west side elevations of the second floor extension would not create any further overlooking or loss of privacy to the adjacent neighbouring property to the south west (No.14 Bembridge Drive) than what is already existing from the second floor balcony. It is therefore considered that the proposal would have a limited and acceptable impact upon this neighbouring property
- 7.11 The additional fenestration within the front elevation at second floor level would not lead to any significant degree of additional overlooking the neighbouring properties opposite the application site to the north west (No.8) and north east (No's. 1, 1A & 3 Bembridge Drive) than what is already existing from the second floor balcony. It is therefore considered that the proposal would have a limited and acceptable impact upon these neighbouring properties.
- 7.12 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy 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).

(iv) Parking

- 7.13 The number of bedrooms at the property will not increase from the existing four bedrooms. Therefore, there is no requirement for any additional parking spaces to be provided on the site.

(v) Flood Risk

- 7.14 The site is within Flood Zone 2; however, the proposed development is to alter the property at second floor, and will therefore not put the occupiers or employees of the emergency services at any additional risk in the event of a flood. The agent has submitted a flood risk assessment to confirm that appropriate flood risk measures have been considered. The development therefore meets the requirements of policy CS15 of the Havant Borough, Local Plan (Core Strategy).

(vi) Effect on sensitive areas

- 7.15 The proposal is within 50m of a protected habitat. As the proposal is an extension to an existing property this is not thought a reason to prevent the refurbishment of the property. However, a condition should be placed on any planning consent that restricts noisy works during the overwintering bird period as the property due to its close relationship to the SPA and SINC.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00497 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:

Application Form - Received 03 July 2023
Design and Access Statement - Received 03 July 2023
Flood Risk Assessment - Received 03 July 2023
Location and Block Plan - Drawing No A101 - Received 03 July 2023
Existing Floor Plans - Drawing No. A102 - Received 03 July 2023
Existing Elevations - Drawing No. A103 - Received 03 July 2023
Site Sections - Drawing No. A104 - Received 03 July 2023
Existing Site Views - Drawing No A105 - Received 03 July 2023
Existing Site Overviews - Drawing No A106 - Received 03 July 2023
Proposed Location and Block Plan - Drawing No A111 - Received 03 July 2023
Proposed Floor Plans - Drawing No. A112 - Received 03 July 2023
Proposed Elevations - Drawing No. A113 - Received 03 July 2023
Proposed Site Sections - Drawing No. A114 - Received 03 July 2023
Proposed Site Views - Drawing No A115 - Received 03 July 2023
Proposed Site Overviews - Drawing No A116 - Received 03 July 2023
Proposed Streetscene Plan - Drawing No A117 - Received 12 July 2023

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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 No percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dbAmax - measured at the sensitive receptor) shall be undertaken during the bird overwintering period October to March inclusive.

Reason: This is required in order to protect the adjacent Special Protection Area (SPA) supporting habitat and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011, the National Planning Policy Framework 2012, Regulation 61 (3) of The Conservation of Habitats and Species Regulations (as amended) and Section 28(l) of the Wildlife and Countryside Act 1981 (as amended).

Note: The sensitive receptor is the nearest point of the SPA or any SPA supporting habitat (e.g. high tide roosting site). In this instance the foreshore to the rear of the application site which is identified within the Solent Brent Goose and Waders Strategy and could be impacted by this proposal.