

Site Address:	5 Bembridge Court, Hayling Island, PO11 9LZ		
Proposal:	Proposed single storey extension to front elevation to form new utility room following demolition of lean to extension		
Application Type:	Full Planning Permission		
Application No:	APP/23/00092	Expiry Date:	12/04/2023
Applicant:	Mr N Balchin		
Agent:	Mr I Reed	Case Officer:	Joseph Toole
	Architectural Planning Ltd		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

5 Bembridge Court, Hayling Island, is a detached bungalow located to the east side of Bembridge Court within a cul-de-sac. The bungalow comprises of white render, red tile hanging, grey marley cladding with concrete roof tiles. Vehicular access is from Bembridge Court with parking to the side.

The bungalow is located within a residential area with some properties of similar style and design and others differing.

The application site is within Flood Zone 2/3.

2 Planning History

APP/22/01069 - Application for certificate of lawfulness relating to proposed rear extension; removal of existing window and provision of new side access door., UNK.

3 Proposal

The proposal would involve the demolition of the lean to extension and the erection of a single storey front extension. It would be used as a utility room with a width of approximately 3.5 metres, a depth of approximately 2.5 metres with a pitched roof having a maximum height of approximately 3.5 metres.

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)
CS15	(Flood and Erosion Risk)

Havant Borough Local Plan (Allocations) July 2014

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

5 Statutory and Non Statutory Consultations

Councillor Leah Turner - Hayling East

No Comment.

Councillor M Wilson - Hayling East

No Comment.

Councillor R Raines - Hayling East

No Comment.

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: 13

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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 extension would have white render and grey marley cladding to match the main dwellinghouse. This is considered to be inkeeping with the context of the main dwellinghouse and the character of the area.

7.4 The proposed extension would be visible from street scene. Due to the size and position of the proposed extension following the removal of the conservatory it is not considered to be out of keeping with the character of the area.

7.5 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

- 7.6 The proposed development by virtue of its size, scale and layout is not considered to have a significant adverse impact on the amenities of neighbouring properties with regard to loss of sunlight, overbearing or overlooking.
- 7.7 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Flood Risk

- 7.8 The application would be classed as a 'minor development and according to the National Planning Practice Guidance (NPPG) unlikely to cause flood risk unless they 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. The proposal should not affect these areas.
- 7.9 Part of the application site is located within Flood Zone 2/3. The applicant's submission confirms that floor levels within the proposed development will be set no lower than existing levels and flood proofing of the development will be incorporated where appropriate. The proposed development is classed as minor development and unlikely to increase the risks associated with flooding to the site and elsewhere and therefore accords with policy CS15 of the Core Strategy.

8 Conclusion

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

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/23/00092

- 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:

Site Location Plan - 100047474

Site, Location and Block Plan - Y9023_0101/REV A

Proposed Ground Floor Plan - Y9023_0104/REV A

Proposed Typical A-A Section - Y9023_0105/REV A

Proposed Ground Floor Plan and Elevations - Y9023_0103/REV B

Flood Risk Sequential Test and Exception Test

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.