
Site Address: 4 Bembridge Drive, Hayling Island, PO11 9LU
Proposal: Application for non-material change to Planning Permission
APP/20/00395 in relation to removal of portholes on first floor and replacement of
portholes on ground floor with windows.
Application No: APP/20/01088 Expiry Date: 24/12/2020
Applicant: Mrs Nicola Adams-Madgwick
Agent: Case Officer: Tina Pickup
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to a former detached, vacant, old bungalow located on the south side of Bembridge Drive, at the eastern end of Hayling Island. The site has a dual frontage - to the north the site fronts Bembridge Drive, which is a private road at this point; and to the south the site fronts the beach with a pedestrian path running along the southern sea wall boundary, at a slightly lower level. Works have commenced on site to implement significant extensions approved under APP/19/01259.

The area is relatively mixed in character, with the retail shops in Rails Lane to the north, which include flats above in a four storey corner building. Immediately adjacent the site to the west, Number 2 is a two storey dwelling which is of a boxy 'flat roof' design with false pitch tiled perimeter. This dwelling is sited close to the shared boundary and has two first floor small port-hole windows facing the application site. To the east is a low profile flat roofed bungalow (Nos 6), whose roof in part comprises a roof terrace. This is also sited close to the shared boundary, with a couple of windows facing the site and a relatively open exposed boundary between the 2 properties. On the beach side, the boundary demarcation between these properties is minimal and the southern curtilages are largely open, being a mix of grass and pebbles.

Beyond the immediate setting of the site, the architectural design, height and profile, age, materials and siting of dwellings varies enormously from bungalows to 2 storey dwellings with some 3 storey development. Some have been extended and modernised.

The site falls within flood zone 2 and in part flood zone 3.

2 Planning History

APP/19/00355 - Proposed alterations and extensions with increase in ridge height to create two storey dwelling with accommodation in roof space, (including balconies to South elevation), attached double garage to North elevation., WD,31/05/2019
APP/19/01259 - Proposed alterations and extensions with increase in ridge height to create two storey dwelling with accommodation in roof space, (including balconies to South elevation). (Revised)., PERM,03/04/2020
APP/20/00395 - Proposed alterations and extensions with increase in ridge height to create three storey dwelling with accommodation in roof space, including balconies to South elevation. (Revisions to APP/19/01259 to include insertion of internal 2nd floor) (approved 3.9.20) - request to partially discharge condition 3 (11.9.20). Request to Discharge Conditions 3, 4 and 6 (17/11/2020). PERM,03/09/2020

APP/20/00396 - Proposed double garage (Approved 30/07/2020). Request to discharge Condition 3 (16/11/2020)., PERM,03/09/2020

3 Proposal

Application for non-material change to Planning Permission APP/20/00395 in relation to removal of portholes on first floor and replacement of portholes on ground floor with windows.

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)
CS17 (Concentration and Distribution of Development within the Urban Areas)
CS21 (Developer Requirements)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Planning Considerations

5.1 As detailed in paragraph 3.1 above, this application has been submitted under Section 96A of the Town and Country Planning Act which allows a local planning authority to make a change to any planning permission if they are satisfied that the change is not material. The Government has advised that the requirements for design and access statements, publicity and consultation, and to take reasonable steps to identify unknown owners, would have applied to the original application if relevant. Therefore, those requirements do not apply to this type of application. The Government have advised that Local Planning Authorities must have regard to the effect of the change when determining where the proposal is a 'non-material' amendment.

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

(i) Impact of proposed changes .

5.3 The proposed alterations to the fenestration on the front elevation would omit 2 small first floor port hole windows and replace 2 ground floor porthole windows with rectangular windows. These windows were largely decorative and the replacement rectangular ones would still blend with the vertical emphasis of the design of the dwelling. Overall these changes are very modest in scale and would not materially affect the overall design and scale of the approved extensions.

5.4 The proposed changes are not considered to have any material detrimental impact on either the visual appearance of the approved extensions, or the street scene, nor have

any impact on neighbouring amenity. The proposed changes can therefore be considered a non-material amendment.

6 Conclusion

- 6.1 Overall, the proposed amendment to fenestration is not considered to result in a material change to the extant planning permission and the changes are recommended for approval.
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7 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/01088 subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Street Scene Elevations Drawing Number 190103/205 Rev A as amended/annotated and on Council's website dated 26 November 2020
Reason: - To ensure provision of a satisfactory development.