
Site Address: 13A Bembridge Drive, Hayling Island, PO11 9LU
Proposal: Loft conversion incorporating cabrio window to front elevation.
Application No: APP/20/00556 Expiry Date: 03/09/2020
Applicant: Ms L Martin
Agent: Mr G Bramble-Stewart Case Officer: Selina Donophy
 GBS Designs
Ward: Hayling East
Site Visit Date:

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a semi-detached, two storey block located on the north side of Bembridge Drive, Hayling Island. This property has a hipped roof, with forward projecting gables at both ends of the attached pair and a balcony at first floor level. The application property is split into flats, with no 13 at ground floor level which is accessed from the front and no 13A at first floor level which is accessed via steps located to the side (west) elevation.

This site is located within Flood Zone 3.

2 Planning History

None relevant

3 Proposal

Loft conversion.

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)

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

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 West Ward

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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
- (v) Parking
- (vi) CIL

(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 This proposal comprises a hip to gable roof extension , dormers and velux rooflights to the rear elevation to create a master bedroom and bathroom in the roof space . The dormer proposed to the front roof slope would have a pitched roof and would be modest in both scale and design, with a similar appearance to the two dormers at no 15a , the adjoining property. A cabrio balcony window is also proposed to the front roof slope - this is not judged to be notably out of place when placed next to the proposed dormer window at roof level . To the rear a pitched roof dormer is also proposed which would serve the bathroom- this would be obscure glazed. This is also of a subservient design within the context of the host property. Three roof lights are proposed to the rear roof slope serving the master bedroom. Materials proposed include rendered blockwork and roof tiles to match existing. The loss of the hipped roof symmetry of the building is judged to be somewhat unfortunate to the character of the building, particularly as there is another building sited west of the site with a similar design and which has retained the hipped roof design. Despite this, there is no set symmetry to the street incorporating

hipped roofed buildings and there is a fair amount of variation in the immediate vicinity of mixed building designs. Therefore the roof extension is not judged substantially harmful to justify a refusal on this basis.

- 7.4 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

- 7.5 To the rear of the application site is no 12 Culver Drive and the rear garden of no 12 lies adjacent to the rear of no 13A. No 12 has a swimming pool in the rear amenity space and there are windows at ground and first floor level in fairly close proximity to the application property. Despite this close proximity, the rear dormer window would be obscure glazed and therefore this is judged to mitigate against any overlooking impact. The roof lights to the rear would be high level and would not lead to any increased overlooking. The cabrio window proposed to the front roof slope, although offering increased outlooks across the street, would be sited a significant distance from the Wight View properties on the other side of Bembridge Drive towards the south and no 40, which is angled away from the application site.
- 7.6 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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

- 7.7 This site is located within Flood Zone 3. Although there is no additional footprint proposed a flood risk assessment has been provided. Additional accommodation is provided at first floor level providing refuge in a flood event.

(v) Parking

- 7.8 This proposal would not result in any additional bedrooms, therefore this would not and any significant additional pressure on parking in this area.

(vi) CIL

- 7.9 This proposal would result in less than 100 square metres of floor space and therefore is not CIL liable.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours 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/20/00556 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:
13A BEM 07 Proposed floor and roof plans
13A BEM 08 Proposed elevations
13A BEM 10 Proposed Second Floor / Loft Plan
13A BEM 11 Proposed roof plan
13A BEM 12 Site plan
13A BEM 13 Proposed block plan
13A BEM 14 Proposed location plan
13A BEM 15 Location plan
Design and Access Statement received 17.07.2020
Flood risk assessment received 17.07.2020
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.
- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the dormer window serving the bathroom in the second floor on the rear elevation facing north shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 The three rooflight windows at second floor level in the north facing elevation serving the master bedroom shall have a minimum cil height of 1.7m from finished floor level.
Reason: To accord with the submitted details and to avoid potential overlooking to the neighbouring properties to the rear, having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Havant Borough Design Guide SPD 2011 and the National Planning Policy Framework.