
Site Address: 4 Bembridge Drive, Hayling Island, PO11 9LU
Proposal: 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).
Application No: APP/20/00395 Expiry Date: 05/08/2020
Applicant: Mr and Mrs Adams - Madgwick
Agent: Mr G Gard Case Officer: Tina Pickup
 ACE Designs
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

***Note** - Due to Coronavirus a new site visit was not possible in connection with this application - reliance has been made on the previous, recent site visits in connection with the previous application APP/19/01259, to inform this decision.*

The application site relates to a detached, vacant, old bungalow located on the south side of Bembridge Drive, at the eastern end of Hayling Island. (Update - it is understood works have commenced on APP/19/01259 and the new footings dug.) 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. The application dwelling had a detached garage to its north, but this has since been demolished.

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 siting of the application site relative to the adjacent dwellings is such that there is a natural stagger. There is also a slight step in levels between the 3 properties with number 2 set slightly higher, and number 6 slightly lower. There is a low wall between Nos 2 and 4 that is actually set within the curtilage of number 2 and does not in fact depict the boundary. Having direct beach frontages these properties are highly prominent from the south.

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. Withdrawn 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)., Permission 03/04/2020

Also, current application on site:

APP/20/00396 - Proposed double garage.

3 Proposal

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).

APP/19/01259 permitted a complete overhaul of the existing bungalow with contemporary designed, steeply pitched extensions, resulting in a dwelling having a ground floor footprint of some 17m in length and width of 10.5m. The eaves were set at approximately 3.3m with a ridge height of approximately 9m. Within the first floor southern gable end there was to be a recessed balcony and at this point the roof above would be glazed. Within the side roof slopes two lines of velux windows were approved and these were shown as having cill levels of 1.7m and 3.4m above the internal first floor level. Modern materials were approved in principle, including render, grey cladding and dark windows, soffits and fascias.

Condition 6 of APP/19/01259 prevented any internal second floor or mezzanine floor being inserted, due to concern that the side roof lights would then sit at a lower level internally and enable views out, affecting neighbouring amenity.

This current application effectively seeks to vary condition 6, by now proposing the insertion of a third floor internally, within the already approved roof space. The application repeats the previous design in terms of dimensions, there is no additional external height, but creates the third floor with associated additional rear balcony and re-aligned side roof lights.

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)

Havant Borough Pre Submission Local Plan 2036

E22 (Amenity and pollution)
IN1 (Effective provision of infrastructure)
E1* (High quality design)
E12 (Low carbon design)
E19 (Managing flood risk in new development)
E14 (The Local Ecological Network)
IN3 (Transport and parking in new development)

Emsworth Neighbourhood Plan Post Examination Version 2020

n/a

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None necessary

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: 15

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 6

2 letters of objection were initially received; and following re-notification of amended plans **6 further** letters of objection were received.

Comment	Officer Comment
Issues of concern: <u>Height</u> Object to the raising of the ridge height; existing approved height already takes it above the buildings either side of the property. Object to any further increase in the ridge height; balconies to south too high	No additional height - approved at 9m, remains at 9m
<u>Size</u> Additions to front go against current building lines of neighbouring	No change to size or footprint - see

properties; dramatic increase in the size and footprint compared to the existing structure.	section 7
<u>Street scene/character</u> Will change the appearance greatly of the four buildings within the group of dwellings. Out of character within the small block of five properties situated in this area of the road; size fails to recognise the long-established building lines with particular regard to the height of the proposed ridge line and seaward facing building line, thus damaging the fit and form of the area.	Acknowledged - see section 7 Staggered building line reflected - see section 7
<u>Loss of View & Value</u> Two storey will not only block my view but to have a third will of course block the view further but importantly devalue my property even further; loss of views that enjoyed for 16 years	Not a valid planning consideration
<u>Privacy</u> Glass frontage will affect privacy of flats opposite	Considered sufficient public separation distance to avoid any loss of privacy
<u>Precedent</u> Raising the height of the roof ridge will set a precedent which will change the nature of this part of Bembridge Drive. Such a precedent offers support to any similar future proposal causing irretrievable damage to the complementary forms of the present structures within the Warren Sands Estate. I draw your attention to numbers 48, 44, 18 and 14 Bembridge Drive. All properties have recently (within the last 5 years) undergone significant external alterations yet all buildings have remained sympathetic to the pre-existing building lines both seaward and road facing.	Each application considered on its own merits having regard to the context of the site

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) Highways and parking
- (v) Flood risk
- (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. This is a revised application following the approval of APP/19/01259 and seeks permission for the same overall dwelling with the insertion of an internal mezzanine third floor with associated change to rear balconies and side roof lights. There would be no change to the already approved height or siting. Works have recently commenced on APP/19/01259 and since the footings are identical, if approved, this stand alone permission could be implemented instead.

(ii) Appropriateness of design and impact on the character of the area

- 7.3 The character of the area is very mixed and the principle of a contemporary design with modern materials and extensive glazing has already been deemed appropriate for such a highly prominent beach side site. Given that the site is located between a bulky two storey dwelling and low profile bungalow, the proposed final design under APP/19/01259 was considered to provide a logical link between the two, being respectful of the street scene and neighbouring properties. It was considered that the use of the lower eaves line would respect the adjacent bungalow and would provide a visual anchoring of the gable ends. The approved ridge height is about 1.5m higher than the adjacent 2 storey dwelling, but the use of the steeply pitched roof means that the added height relates to the apex only. In street scene profile terms, the approved design would therefore retain a sense of space and skyline about the roof scape that is considered appropriate and would not be overly dominant or oppressive. The external design, height and profile does not change with this current submission and hence these matters are again considered appropriate.
- 7.4 In terms of the approved siting, although significantly enlarged, the footprint would still sit logically between the adjacent two dwellings. The approved front (northern) elevation is stepped such that the side corner closest to number 2 would only be about 0.75m further forward than number 2; and the corner closest to number 6 would be forward by about 2.5m. Overall this forward extension is not considered prejudicial to the Bembridge Drive street scene and would suitably align with neighbouring dwellings. Again, the proposed siting has not changed with this current application and is considered to remain appropriate.
- 7.5 The current proposal for an internal mezzanine third floor, does not alter the size, scale or design of the dwelling in street scene terms. The only external change relates to the insertion of a second rear balcony and re-aligned side roof lights - these changes are not considered harmful to the character of the area. 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 on this prominent seafront site. Therefore the revised internal design of the proposal is deemed appropriate in context to the street scene and is considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) and the Borough Design Guide SPD.

(iii) Effect on neighbouring properties

- 7.6 It was previously reported for APP/19/01259 that the proposed refurbished dwelling would remain on its existing southerly line and therefore would have little impact on the outlook from the neighbouring property number 2 that is set further back. The existing hipped roofline would be altered and increased into the proposed higher gable, with some roof overhang, so it is acknowledged that some additional roof bulk would be perceived from within number 2. However, overall, this would be modest and the existing 45 degree line only very marginally impacted. Overall number 2 would retain nearly all its sense of space and outlook over the beach and would not be detrimentally impacted. Similarly the proposed staggered northern facade would protect the outlook and sense of being hemmed in from the northern windows within both numbers 2 and 6.
- 7.7 In terms of size and bulk the current proposal would make no change to the approved scheme and impact on outlook to the neighbours. However the proposed additional recessed balcony at third floor level has necessitated the reduction in glass roof above the balconies to avoid direct side vision and potential overlooking to the side neighbours. The amended plans have ensured that the eye level view would be over the rear gardens and beach only, and considering the rear gardens are exposed to public view from the beach and do not currently afford private amenity areas, then there would be no material change to the level of privacy experienced by neighbours.
- 7.8 Similarly the side roof lights have been slightly realigned to ensure that the cill level of each row relative to the first and second floor achieves the internal height of 1.7m. This has been demonstrated on a cross section plan. As such each side roof light would be above natural eye height and would ensure any views out would be upwards of sky only which is considered appropriate to protect neighbouring amenity.
- 7.9 Third party comments also note the loss of a view from the proposed development. However there is no right to a view and the use of a steeply pitched roof would minimise the harm to outlook from properties on the other side of Bembridge Drive - views of the sea would still be afforded either side of the new steeply pitched roof, albeit more reduced and oblique.
- 7.10 Overall, it is considered that the revised proposal with additional internal floor will not be detrimental to outlook or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Highways and parking

- 7.11 The site is accessed off a private drive and the site would remain a single family dwelling that would not adversely impact highway safety. In terms of parking, as a 4+ bedroomed dwelling, 3 on site parking spaces would be required, together with secure cycle storage, to meet the adopted Parking SPD. A second current application is also under consideration for a detached garage at the front of the site - see APP/20/00396. Regardless of the outcome of that application, the site frontage is of ample size to accommodate at least 3 vehicles.

(v) Flood risk

- 7.12 The site lies within flood zones 2 and 3 and as minor household development the flood risk assessment indicates that the internal floor level would be retained at the existing level, which is 750mm above ground level. This is some 350mm above Bembridge

Drive. This would not increase flood risk at the site and is therefore considered an appropriate form of development.

(vi) CIL

- 7.13 The proposed extensions would result in a net gain of residential floor space of some 206 sqm. This exceeds the 100 sqm threshold and is therefore CIL liable, triggering a contribution of £30,716.07. However the self-build exemption has been claimed. The Draft Liability Notice has been sent to the agent.

8 Conclusion

- 8.1 The contemporary scale, siting and design of the revised proposal is considered to remain appropriate for this prominent site, yet respectful of neighbouring development and 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/20/00395

(A) 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:

Planning Statement

Flood Risk Assessment

Location and Block Plan Drawing No 190103/101 Rev A 7th August 2020

Proposed Ground Floor Drawing No 190103/102 Rev A

Proposed First Floor Drawing No 190103/103 Rev A

Proposed Second Floor Drawing No 190103/104

Proposed Roof Plan Drawing No 190103/120 7th August 2020

Elevations as Proposed (Sheet 1 of 2) Drawing No 190103/105 Rev A 7th August 2020

Elevations as Proposed (Sheet 2 of 2) Drawing No 190103/106 Rev A 7th August 2020

Section as Proposed Drawing No 190103/107 Rev A

Street Scenes Drawing No 190103/205 Rev A 7th August 2020

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the building have been

submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials for the render, cladding, tiles, windows, doors, soffits and fascias. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 No part of the development shall be first occupied until details of the type, siting, design and materials to be used in the construction of all means of enclosure including boundaries, screens or retaining walls, have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

Reason: To safeguard the amenities of the locality and occupiers of neighbouring properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no enlargement of the dwelling house, extension, building or roof alteration, including the addition of windows, shall be constructed within the curtilage of the site without the prior approval of the Local Planning Authority.

Reason: To protect the amenity of neighbours and visual appearance in street scene terms, having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 Provision shall be made for car parking of 3 vehicles and cycle storage for 3 bikes, together with associated servicing and other vehicular access arrangements prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.