
Site Address:	4 Bembridge Drive, Hayling Island, PO11 9LU		
Proposal:	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).		
Application No:	APP/19/01259	Expiry Date:	09/03/2020
Applicant:	Mr & Mrs Adams-Madgwick		
Agent:	Mr G Gard	Case Officer:	Tina Pickup
	ACE Designs		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

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. 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

3 Proposal

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).

The proposal would result in a complete overhaul of the existing bungalow with contemporary designed, steeply pitched extensions. The resultant proposed dwelling would have a ground floor footprint having a maximum length of some 17m and width of 10.5m. The eaves line would be set at approximately 3.3m with a ridge height of approximately 9m. Within the first floor southern gable end would be a recessed balcony and at this point the roof above would be glazed, in addition to the glazing within the gable end. Within the side roof slopes two lines of velux windows are proposed and these are shown as being set such that their cill level would be 1.7m and 3.4m above the internal first floor level. Modern materials are proposed including render, grey cladding and dark windows, soffits and fascias.

The resultant dwelling would have 4+ bedrooms with the first floor having a large void/open ceiling. A detached double garage was originally proposed for the northern frontage area but this element has been withdrawn from the current proposal due to concerns over its size, siting and prominence in street scene terms.

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

5 Statutory and Non Statutory Consultations

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: 1

Statutory advertisement: Not applicable.

Number of representations received: 4

4 letters of representation have been received - **2 objection and 2 support.**

Re-notification took place on the amended plans, but no further letters were received.

Comment	Officer Comment
2 objection letters note the following:	
The proposed extension to the South is far too big and high the 45-degree angle from my window comes into the new extension and will significantly block any natural sunlight to my property and land and also obstruct my privacy and my view towards the West Wittering. The property is already 3 metres more southerly than my property and a further 3 to 4 metres would be totally unacceptable and unreasonable. The proposed Velux roof windows to the West will also be overlooking my property and land, I also have two windows to my East side so the Velux roof windows will be staring straight into my bedrooms, which I feel is inappropriate and invasive. Does this come into the 45-degree code?	Original plans submitted were inaccurate and did not reflect the true proposed siting, which uses existing southern elevation - there is no southern forward extension; amended plans received showing accurate siting which influences 45 degree code and these comments - see section 7 below Amended plans also raise cill level of velux windows to avoid overlooking - see section 7 below
Will the existing foundations of the Bungalow be able to sustain a three-storey building? if not will more pile driving be required? I'm worried about its close proximity and the disturbance to my structure.	not a Planning matter - Building Regulations at construction stage
Will a party wall agreement be sought? (The Party Wall Act 1996) Excavations within 3 metres of my property where the excavation will go below the bottom of the foundations of my house, (foundations materials). Excavations within 6 metres of my property where the excavation will go below a line	Party Wall a private matter between neighbours

drawn 45° downwards from the bottom of the foundations of my building.	
Because of the nature of the foundation and material being a coastal build up, will footings have to be formed by piling? The ground vibration and noise will be too close to the Eastern side of my house, which is less than 2 metres away, so how will damage be prevented?	not a Planning matter - Building Regulations at construction stage
these works will have a huge impact on my quality of living.	disturbance during construction an unfortunate temporary consequence of development, but can add Informative's re hours of work etc
The proposed extension to the North will be blocking natural sunlight out because it will protrude about approximately 9 metres from where the existing bungalow was and 4 metres in front of my house. The sun rises in the East and that is the only sun that I get on my North side. This big extension is too high and too far North which will be out of line with No 2, and 6 this will block out all my sunlight in the mornings that I am very unhappy about.	Accurate amended plans clarify that northern elevation projects between 0.75 and 2.7m in front of neighbour - see section 7 below
This property would be better if it had rooms built in the roof space and kept at the same height and size. To go from 83 sq m to 309 sq m is far too ambitious and not practical for the space and will have a negative affect on the surrounding neighbours.	appropriateness for site and context considered in section 7 below
The line of the proposed planning of the North side is 4 metres in front of my house and that's without the big garage.	Accurate amended plans clarify that northern elevation projects between 0.75 and 2.7m in front of neighbour - see section 7 below
object due to the fact a double storey would then block the view in front of our flat. We are first floor and having that built would obstruct our view which was the main purpose of being in this property.	Right to a view not a valid planning consideration
2 letters of support note:	
Great to see some further potential positive development on the sea front on Hayling Island.	Noted

What a lovely fresh modern looking house. The promenade is finally looking tidy with the new houses that are being built. It is refreshing to see. This style and quality of home can only enhance the sea front.	Noted
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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. The proposal is for extensions to the existing dwelling, utilising the existing southern and side elevations. This is a revised application following the withdrawal of APP/19/00355 which was considered an overly large, high and dominant design that would have had an adverse impact on both the street scene and neighbouring amenity. Pre-application discussions subsequently took place and the current submission seeks to address the previous concerns.

(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 is considered appropriate for such a highly prominent beach side site. However the specific design nevertheless needs to respect the context of the street scene and impact on neighbouring properties. Given that the site is located between a bulky two storey dwelling and low profile bungalow, the proposed final design provides a logical link between the two. The use of the lower eaves line is more respectful of the adjacent bungalow and would provide a visual anchoring of the gable ends. The proposed 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 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.

7.4 In terms of the proposed siting, it is noted that the existing small bungalow is sited well behind the northern, front facades of the adjacent dwellings. Therefore, the northerly extension, although adding some 9m to the front of the existing bungalow, would still sit logically between the adjacent two dwellings. The proposed 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.

- 7.5 Third party comments note that the proposed floor space additions are excessive, having a negative impact on the area. However the site is quite large, and would retain a 'rear garden' (south) of some 17m in length and a front forecourt area (north) of some 12m. It is considered that the plot size is more than adequate to accommodate the scale of development whilst respecting the character of the area.
- 7.6 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. The detailed scale and layout is considered to sufficiently respect the pattern of development and spatial characteristics of the area. Therefore the design and appearance 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

- 7.7 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.
- 7.8 In terms of privacy, the proposed first floor balcony on the rear elevation overlooking the beach, would be recessed and totally enclosed. Therefore it would be impossible for views to be had back into the rear elevation and windows of the adjacent properties. The view out would be over the rear gardens and beach 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.
- 7.9 Concern had been raised over potential views from the side roof lights. As originally submitted these were low and at eye height and could have resulted in views over the roof terrace of number 6 and oblique views into the side port hole windows of number 2. Amended plans have been received raising these roof lights within the roof slope such that the lowest cill height would be 1.7m above floor level. This is above natural eye height and would ensure any views out would be upwards of sky only. As currently submitted there is only a first floor level with open void roof space above. To avoid any future overlooking from side roof lights, it is considered necessary to prevent the insertion of any future second or mezzanine internal floor - this can be conditioned.
- 7.10 A third party comment also notes the loss of a view from the increased height. 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.

- 7.11 Overall, it is considered that the proposal 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). It is noted no further comments were received following re-consultation of the amended plans.

(iv) Highways and parking

- 7.12 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. The originally proposed double garage has been withdrawn from the scheme due to concerns over its visual impact in street scene terms, but nevertheless the site frontage is of ample size to accommodate at least 3 vehicles, pending the possible submission of an alternative garage application in the future.

(v) Flood risk

- 7.13 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

- 7.14 The proposed extensions would result in a net gain of residential floor space of some 165sqm. This exceeds the 100sqm threshold and is therefore CIL liable, triggering a contribution of £24,602.68. However the self-build exemption has been claimed. The Draft Liability Notice is being prepared for sending to the agent.

8 Conclusion

- 8.1 The contemporary scale, siting and design of the proposal is considered 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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/01259 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

Site and Block Plan Drawing No 190103/01 Rev B

Block Plan as Proposed Drawing No 190103/14 Rev B

Ground Floor as Proposed Drawing No 190103/06 Rev D

First Floor as Proposed Drawing No 190103/07 Rev E

Roof Plan as Proposed Drawing No 190103/09 Rev D

Elevations as Proposed (Sheet 1 of 2) Drawing No 190103/10 Rev C

Elevations as Proposed (Sheet 2 of 2) Drawing No 190103/11 Rev C

Section as Proposed Drawing No 190103/16 Rev A

Street Scenes Drawing No 190103/12 Rev B

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 No internal second floor or mezzanine floor shall be constructed within the dwelling house, without the prior approval of the Local Planning Authority.

Reason: To protect the amenity of neighbouring residents from potential views from the side roof lights, having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 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.