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|------------------|-------------------------------------------------|---------------|--------------|
| Site Address:    | 3 Bembridge Drive, Hayling Island, PO11 9LU     |               |              |
| Proposal:        | Change in external finish from brick to Render. |               |              |
| Application No:  | APP/20/00562                                    | Expiry Date:  | 21/09/2020   |
| Applicant:       | Ms K Fitzgerald                                 |               |              |
| Agent:           | Miss Roberts                                    | Case Officer: | Bee Crawford |
|                  | Critchley Architecture and                      |               |              |
|                  | Design Ltd                                      |               |              |
| Ward:            | Hayling East                                    |               |              |
| Site Visit Date: |                                                 |               |              |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

- 1.1 The application site is a two storey semi-detached property comprising purpose built ground floor and first floor flats situated on the corner of Bembridge Drive and Bembridge Court. It has a brown tiled pitched and hipped roof and elevations of red multibrick.. The site is level with grass and paved areas, enclosed with a low wall, 2m high shrubs and a 1.2m high fence to the eastern boundary.
- 1.2 The attached two storey property of a similar design is to the east, a two storey detached property is to the west, a three storey detached property is opposite and a detached bungalow is to the rear. The area is of medium density with two and three storey detached, semi-detached and terraced properties and two storey purpose built flats of similar and different age, style and design.

*Note - Due to Coronavirus a site visit was not possible but the agent supplied photos of the application site which have been used to inform this decision.*

## **2 Planning History**

None relevant to this application.

## **3 Proposal**

- 3.1 The proposal is for a change in external finish from brick to render (limestone white).

## **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)  
CS17 (Concentration and Distribution of Development within the Urban Areas)

### Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)  
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

### Havant Borough Pre Submission Local Plan 2036

E1\* (High quality design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

**5 Statutory and Non Statutory Consultations**

None.

**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: 7

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

(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 proposal is to render all elevation of the existing building which is situated on a corner plot and consequently visible from the public realm. Properties in the immediate vicinity are of various styles with a mixed pallet and colour of external finishes and there are several other examples of this finish to similar properties in Bembridge Drive including the adjoining property. it is therefore considered there would be negligible impact on the existing streetscene. It is judged the scheme would upgrade and enhance the external facade of the property.

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 It is considered that the proposed changes to the external materials will not significantly impact the residential amenity of the occupier of any neighbouring dwelling.

- 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.

## 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.
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## 9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00562 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 external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:  
Drg no. 1625-1210 Location and block plan  
Drg no. 1625-2210 Existing elevations plan  
Drg no. 1625-4210 Proposed elevations plan  
**Reason:** - To ensure provision of a satisfactory development.