
Site Address:	4 Bembridge Drive, Hayling Island, PO11 9LU		
Proposal:	Proposed double garage.		
Application No:	APP/20/00396	Expiry Date:	15/07/2020
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., 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

Also, current application on the site:

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).

3 Proposal

Proposed double garage.

During the course of determining this application the plans have been reduced from a fully pitched double garage having a height of 5.7m, to a one and half sized garage with lower sloping roof. The revised plans now propose a garage having a length of 6.2m x width of 5.5m and height between 2.3m and 3m. It would be constructed of brick plinth with render above.

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)
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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Havant Borough Pre Submission Local Plan 2036

E22	(Amenity and pollution)
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

County Archaeologist
No objection

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: 14

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

2 letters of objection have been received - 1 on the original plans; and 1 on the revised plans:

Comment	Officer Comment
<u>On the original plans:</u>	
The proposed double garage is too high and too big for a front garden development.	Agreed - hence amended plans
<u>On the amended plans:</u>	
Despite the addition of screen planting, the double garage is a large structure to be put in the front garden. It is adjacent to the pavement and none of the other properties facing the pavement have built that close to the edge of the property. This means it is not in keeping with current buildings and it will have a negative effect on the appearance of the area.	Noted - see section 7

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

- (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 revised and reduced garage would be sited between 1.4m and 2m back from the front edge of the site/highway. This tapered area is shown indicatively on the submitted plans for landscaping to act as a screen/buffer.
- 7.4 The third party comments are correct in that there are currently no other such forward garages in the immediate vicinity, though there are further east at 52 and the flats at 21 Bembridge Drive. However the siting back and lowered design of the revised garage is such that it is considered that it would not be an overly incongruous or dominant feature in the street scene. It would be largely seen against the backdrop of the host dwelling (to be extended in a contemporary design - see APP/20/00395); or against the mature front planting along the side boundary of 4 Bembridge Drive. The opportunity to provide some worthwhile landscaping as a screen and buffer at the frontage is also considered a positive visual enhancement to what is currently an open and void area.
- 7.5 Provided the provision of this landscaping is conditioned and forthcoming as sufficiently substantial and appropriate for such a sea front location (and advice can be sought from the landscape officer at discharge of condition stage) then on balance the revised design and siting is considered acceptable and sufficiently low key to be unobtrusive. Overall the design and appearance of the proposal is deemed appropriate in context to the main building and street scene 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

- 7.6 The proposed garage would be sited sufficiently away from neighbouring properties to not be harmful to their outlook or amenity. It's low profile is such that it is considered that the garage would 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).

(iv) Flood risk

- 7.7 The site lies within flood zones 2 and 3. As minor household development for non-habitable floor space, it is considered that there would be no increased risk to life from the proposal.

(v) Parking

- 7.8 As a one and half sized garage, it would provide one parking space and ample space for secure cycle storage to serve the host dwelling which would have 4+ bedrooms. As such 3 on site spaces are required. The block plan shows hard surfacing in front of the garage and extended to the dwelling providing adequate space for the parking of at least 2 additional vehicles in front of the garage and dwelling. Accordingly the proposed garage, associated hard surfacing and its layout would provide adequate on site parking to meet policy DM13 and the requirements of the Parking SPD.

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/20/00396

(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:

Location & Block Plan Drawing No. 190103/201 Rev dated 10/08/2020
Block Plan as Proposed Drawing No. 190103/202 Rev A
Garage Floor & Roof Plans Drawing No. 190103/203 Rev A
Garage Elevations Drawing No. 190103/204 Rev dated 10/08/2020
Street Scene Drawing No. 190103/205 Rev A

Reason: - To ensure provision of a satisfactory development.

- 3 No above ground development shall commence on the hereby approved garage until a detailed soft landscaping scheme for the frontage screening as shown on approved Drawing No. 190103/202 Rev A has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the distribution and species of all plants (whether shrubs or trees) to be planted, their planting sizes, numbers and spacings, and timing provisions for completion of the implementation of all such landscaping works.

The implementation of all such approved landscaping shall be completed in full prior to the first use of the hereby approved garage. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

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 Notwithstanding any description of materials in the application no above ground construction works shall take place on the hereby approved garage

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, any cladding, roof material or tiles, windows and garage door. 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.