
Site Address:	44 Bembridge Drive, Hayling Island, PO11 9LU		
Proposal:	Ground floor extension, first floor extension, extension to balcony and associated alterations.		
Application No:	APP/18/00817	Expiry Date:	06/11/2018
Applicant:	Mr S Vine		
Agent:	Mr D McGregor	Case Officer:	Karen Wooden
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 44 Bembridge Drive is a detached property of a contemporary design, located adjacent to the promenade on Hayling Island, within the Warren Sands private estate. The original property has been altered and extended, and includes a partial first floor mono pitched roof extension and balcony, which benefits from extensive views towards the Isle of Wight. The property has elevations of white rendered block, and grey powder coated aluminium doors and windows.
- 1.2 The properties along this stretch of the foreshore vary, and include single storey bungalows, two storey dwellings and apartment blocks. Due to the seafront location, many of the properties benefit from balconies to the southern elevations.
- 1.3 A pathway runs along the western boundary of the house. This is to provide the occupiers of the private estate pedestrian access to the beach.

2 Planning History

04/69990/000 - Alterations to roof to provide living accommodation and balcony at first floor level. (Resubmission)., PERM,03/02/2005
05/69990/001 - Extension to provide a new first floor with a pitched roof over the existing dwelling., REF,28/02/2006
APP/10/00184 - First floor extension to form two storey house and balcony., REF,20/07/2010
APP/12/00013 - Additional living accommodation at first floor, incorporating balcony to rear and mono pitched roof. Replacement porch and canopy to front elevation. , PERM,06/07/2012
APP/12/01155 - Discharge of Condition No. 2 of Planning Permission APP/12/00013., ,15/02/2013

3 Proposal

Ground floor extension, first floor extension above the existing garage, and extension to balcony.

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)
DM9 (Development in the Coastal Zone)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environment Agency

No comments received

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: 6

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
- (iv) Flooding issues

- (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 There are three elements to this proposal and they shall be addressed separately below:

Proposed ground floor extension

- 7.4 This element of the proposal is to add a modest ground floor extension to the northern elevation of the house, to create an en-suite shower room to bedroom 3, and a study. The front elevation of the proposal will extend northwards to meet the front elevation of the existing porch. The submitted plans show the proposed installation of a clear glazed window to the northern wall and an obscure glazed window to the western elevation. This element of the proposal will be partially visible from Bembridge Drive, however the extension will be constructed using materials to match those of the host dwelling, reducing any adverse impact on the visual amenity. Furthermore the properties within close proximity of the site are varied in age, style and design and therefore this ground floor addition would not result in the application site being out of keeping.

Proposed first floor extension

- 7.5 This application seeks to add an additional floor above the existing garage, resulting in a first floor bedroom, with bi-fold doors providing access to a balcony. The plans show no windows are to be inserted into the northern or eastern elevations. It is acknowledged that the site has been subject to a series of planning application in the past, seeking to add first floor accommodation. In 2012 planning permission was granted for the existing first floor element of the property. At this time it was considered that retaining the eastern and western parts of the property as single storey only, the design would be considered an appropriate response to the character of the existing dwelling, which at that time was a single storey unit. However consideration is now taken into what impact the proposal will have on the existing dwelling, which has now had a two storey element for approximately 5 years. The proposed first floor extension is to be constructed using materials to match the existing property, reducing any visual impact. It is noted that many properties along the shoreline have been altered and extended, including No. 48 Bembridge Drive, and there is no uniformity in either the size or design of the properties. Furthermore it is considered that the first floor extension is likely to have a balancing effect.

Proposed extension to existing glass balustrading

- 7.6 The proposal seeks to extend the existing glass balustrade to the east and west, extending the width of the property, with a partial extension to the western elevation. It is not considered that the extension to the balustrade would look out of keeping and therefore would be visually appropriate.
- 7.7 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

- 7.8 By virtue of its location, there are no immediate neighbours to the north of the site, and the foreshore to the south. Therefore consideration has only been taken into how the proposals would impact the occupiers of the properties to the east and west.

- 7.9 No. 46 Bembridge Drive is located to the east. This is a detached bungalow with dormer windows to the eastern and western elevations, and is set further north than the application site. The bungalow sits towards the western boundary of a good size plot, and is laid to lawn to the south and east. The proposed ground floor extension will be sited a minimum of 14m from the dwellinghouse of No. 46. The first floor extension will be sited approximately 7m to the south west of this neighbouring property. This separation gap is considered sufficient to ensure the proposal is not overbearing. The proposal could result some degree of loss of afternoon light to one of the windows on the western elevation of No. 46, however this is a secondary window and therefore would not justify the refusal of the application. With regard to potential overlooking, it is noted that no windows are proposed to be inserted into the eastern elevation of the first floor extension. The extended glass balustrade will be sited closer to the eastern boundary line however it is recommended that a condition is applied to any planning permission to ensure the panels of glazing on the eastern side is obscurely glazed to reduce the impact of overlooking.
- 7.10 No. 42 Bembridge Drive is located to the west. This is a single storey flat roofed bungalow with its main amenity space being sited to the south western corner of the plot. This property is sited further north than the application site with a north east, south west orientation, however two bedroom windows do face towards No. 44. The proposed ground floor extension is to be sited a minimum of 5.5m from this neighbouring bungalow. Due to the extension being single storey it is not considered that it will result in a significant loss of light or appear overbearing. The ground floor extension includes an obscure glazed window to the western elevation, and it is recommended that this is conditioned to be retained as obscured as part of any approval of the scheme. Due to the proposed first floor extension being sited to the eastern elevation, it is not considered that this would have any impact on No. 42 in terms of loss of light or privacy. The proposed extension to the glass balustrade shows it to be extended along the southern elevation of the house and approximately 1.8m along the western elevation. Due to the location of the properties, it is accepted that the garden area is currently overlooked by members of the public walking along the promenade and users of the private pedestrian access which runs along the western elevation of No. 42. However it is considered that as people move, the overlooking is temporary and therefore the impact is reduced. The proposed extended balustrade has the potential to create more harmful overlooking by users of this area, particularly as the users can look down over their neighbours amenity space, and therefore it is recommended that the panels to the side are obscurely glazed panels to minimise the impact of overlooking to this neighbouring property.
- 7.11 Consequently, it is considered that the proposal will not appear overbearing or lead to significant 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) Flooding issues

- 7.12 The application site is located within Flood Zone 2 as shown on the Environment Agency's flood maps for rivers and seas and therefore the property has a risk of flooding. Due to the scale and nature of this development it is considered that the proposals are unlikely to represent an increase in the potential loss of human life caused by flood.

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/18/00817 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 plan - 1544 L02
Site layout plan - 1544 30 (rev A)
Proposed elevations - 1544 31
Proposed roof plan - 1544 32
Proposed elevations - 1544 33
Site elevations - viewed from the south - 1544 34
Existing floor plans - 1544 35
Existing elevations - 1544 36

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 window on the ground floor on the western elevation facing No. 42 Bembridge Drive 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 glass balustrade on the proposed extended balcony at the east and west (side) boundaries must be obscurely glazed, which has an 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.