
Site Address:	52 Bembridge Drive, Hayling Island, PO11 9LU		
Proposal:	Single storey infill extension.		
Application No:	APP/18/01155	Expiry Date:	09/01/2019
Applicant:	Mr N Barker	Case Officer:	Rachel Ballam
Agent:			
Ward:	Hayling East		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application property is a two-storey detached dwelling with a hipped roof, situated at the head of a residential cul-de-sac on the south coast of Hayling Island. The property is set back from the fronting road by a large driveway of approximately 18m in length, containing a detached double garage to the north of the main house. The existing house is clad in white painted render and features a generous first-floor balcony to the rear.
- 1.2 The application site faces, and is flanked on both sides by, residential development and is backed by Hayling beach. Properties within the area display little uniformity besides the strong building line relative to the road and seafront, with a wide variety of forms, styles and scales represented within the locality.

2 Planning History

96/55839/005 - Change of Use from holiday kidney dialysis centre to single residential dwelling, PERM,08/11/1996
95/55839/003 - Relief of conditions 3 and 5 of Planning Permission No. 93/55839/2 dated 22nd Dec 1993 to enable additional use of centre in the afternoons and throughout the year., REF,20/04/1995
95/55839/004 - Relief of Condition 3 of Planning Permission 93/55839/ dated 22/12/93 to enable additional use of centre in the afternoons, WD,06/07/1995
93/55839/002 - Change of use of one dwelling to Holiday Dialysis Centre for the British Kidney Patient Association., PERM,22/12/1993
91/55839/000 - Erection of detached double garage to front., PERM,14/02/1991
04/55839/006 - Removal of existing roof and erection of new first floor to dwelling house incorporating balcony at first floor level to rear elevation., PERM,10/08/2004
APP/11/00352 - First floor side extension and porch to front., REF,01/06/2011
APP/16/00861 - Demolition of original flat roof garage. Ground floor pitched roof rear extension(corner infill), front pitched roof extension, creation of first floor in roof space including 2No. dormers to south and east elevations and Juliet Balcony to first floor rear elevation., PERM,25/10/2016
APP/18/00081 - Conversion of existing double garage to one bed self contained annex/holiday let., UNK,

3 Proposal

- 3.1 The application proposes a single storey rear extension to infill the south-east corner of the existing application property. The south and east elevations of the extension would provide a continuation of those of the main property. The extension would contain bi-fold glazed doors to the rear elevation and 2 no. roof lights within the mono-pitched roof.

- 3.2 The extension would achieve a maximum eaves height of 2.1m above ground level and a maximum ridge height of 3m at the point where the roof would join the rear elevation of the existing house.

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)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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: 2

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment

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

- (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 proposed extension would be modest in scale and would not appear overlarge within the context of the existing house, its curtilage or surrounding development. The extension would be constructed of materials to match the existing dwelling and would be in-keeping in its form, style and overall design. The extension would be situated to the rear of the property where it would not be visible from the street scene and would not impact negatively upon the visual amenity or character of the application property as visible from the public beach to the rear of the site.
- 7.4 The design and appearance of the proposal is deemed appropriate in context to the main building and the wider locality is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy).

(iii) Effect on neighbouring properties

- 7.5 The proposed extension would have no impact upon the privacy of surrounding development. Owing to its position relative to the existing main house the extension would have no impact upon the properties to the north or west of the site. The proposed extension would project beyond the line of the rear elevation of the neighbouring property to the east, but would not protrude to within 45 degrees as measured from the centre of the neighbouring property's closest rear-facing ground floor window. In considering the modest depth and height of the extension the proposed structure would not be expected to have a significant negative impact upon the outlook or light of the neighbouring property to the east.
- 7.6 Consequently, it is considered that the proposal would have limited and acceptable impact on the amenities of 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) Flood risk

- 7.7 The application site is situated within Flood Zone 2, as designated by the Environment Agency. The proposed scheme is considered to be in accordance with the standing advice of the Environment Agency for minor developments within Flood Zone 2 and as such would be acceptable in this regard.

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.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/01155 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
Block Plan
Existing and Proposed East Elevation
Existing and Proposed South Elevation
Existing and Proposed Ground Floor Plans
Existing and Proposed Plans and Elevations
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.