

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

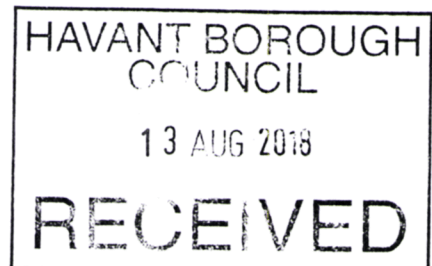
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE ENGLAND)
ORDER 2015

PLANNING STATEMENT

Proposed first floor extension ground floor extension and associated alterations to 44
Bembridge Drive, Hayling Island, PO11 9LU.

For Mr. Simon Vine

July 2018



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1.0 INTRODUCTION, SITE DESCRIPTION AND ASSESSMENT OF PHYSICAL CONTEXT
RELATED TO THE APPLICATION SITE

- 1.1 Planning permission is sought for the proposed first floor extension, ground floor extension and related alterations to 44 Bembridge Drive, Hayling Island, PO11 9LU.

An explanation of the character and features surrounding the application site.

- 1.2 Located within a built-up coastal residential area, adjacent to the sea front on Hayling Island, the application site is situated and fronts onto a short cul-de-sac serving three other properties (Nos. 40, 42 and 46), off the southern side of Bembridge Drive. To the east of the application site is a chalet bungalow (No. 46) and two-storey dwellings of contrasting design and materials. Immediately west of the site is a bungalow (No 42), behind which and mainly facing in a south-westerly direction at the rear, is a two storey dwelling. Further to the west is a three-storey terrace of six residential units. To the rear of the application site adjacent to its southern boundary is a promenade and a shingle beach, behind a substantial sea defence bank. Other dwellings in the general vicinity of the site, fronting onto the northern side of Bembridge Drive, are mostly of two-storeys. The cul-de-sac, with parking and turning area, is laid with concrete.

An explanation of the character and features of the site itself.

- 1.3 The existing building, which is the subject of the planning application, was originally an unremarkable bungalow, under a flat roof that was remodelled to exacting high quality design standards to provide a much improved two storey dwelling to serve the needs of a young family. Existing vehicular access leads directly from the adjoining cul-de-sac to an integral garage. The northern, west and east boundaries are defined by rendered block walls; the southern boundary of the property is defined by a rendered block reinforced sea wall.

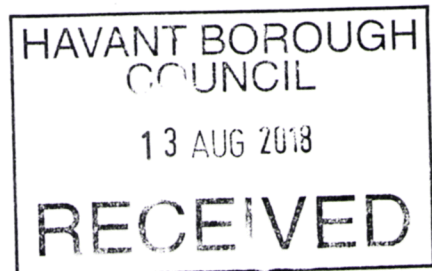


2.0 THE PROPOSALS

- 2.1 The development proposals include a first storey extension above the existing garage to provide an additional bedroom and extensions to the existing balcony. A ground floor extension is also proposed, to create a study and separately, en-suite facilities to serve an existing bedroom. Internal alterations include replacement of the existing stairs with a new spiral staircase.
- 2.2 The proposals submitted are primarily driven and justified by the urgent need to provide additional accommodation for an elderly relative; being a much needed requirement that was not anticipated by the applicant in 2011, when pre-application advice was sought from the Council. The elderly dependent relative will be accommodated at ground floor level, as a matter of convenience and necessity; as a result of re-ordering the existing family accommodation arrangements, it will be necessary to create the additional bedroom required as located above the existing garage.
- 2.3 It is considered that the proposed development can be satisfactorily achieved without unacceptable discernible adverse harm to the amenity of adjoining neighbours. Apart from a relatively small increase at the front of the building, the exiting footprint will mainly remain unchanged.

3.0 DESIGN PRINCIPLES

- 3.1 The design scheme for the development proposals is distinctively and fully in accordance with the Framework's "High Quality Design" Policy and also relevantly, that in the Council's extant Local Plan.
- 3.2 In particular, the proposed first floor extension and related internal alterations are well managed in the layout and general design scheme, to provide necessary additional accommodation, whilst retaining continuing accommodation for the applicant's young family occupation.



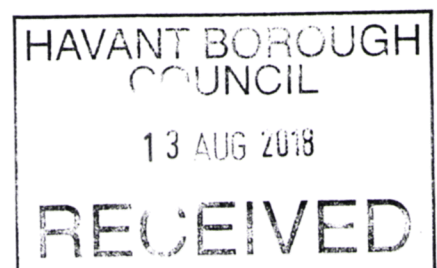
- 3.3 The proposed first floor extension would be appropriate in terms of scale and proportion in relation to the host building and also for its sea front location.
- 3.4 In terms of appearance, the proposed first floor extension and proposed extensions to the existing balcony would cumulatively improve the aesthetic and proportional balance of the built form when viewed from both the promenade and Bembridge Drive. Added to that the proposals would finally complete the full development potential of the property.

4.0 ACCESS

- 4.1 The development proposals do not involve any material change to the existing vehicular or pedestrian access arrangements, therefore access per se is not an issue in this case.

5.0 PLANNING POLICY

- 5.0 The Havant Borough Local Plan (Core Strategy) 2011, and National Framework (NPPF) 2012, as extant, together with the Draft Havant Borough Local Plan 2036/2018, now a material consideration in planning applications, are relevant for planning policy reference in this case.
- 5.2 Of particular relevance is Policy CS16 (High Quality Design) in the extant Core Strategy, Policy E6 in the Draft Havant Borough Local Plan 2036 and Section 7 (Requiring good design) of the Framework 2012.



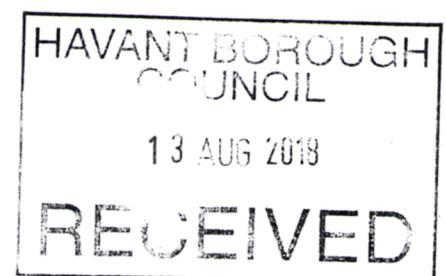
6.0 COMMUNITY INVOLVEMENT

- 6.1 As a matter of general courtesy and in the interest of proper planning and community involvement, the applicant has consulted occupiers of neighbouring property with details of the development proposals, in particular, the adjacent occupiers of Nos. 42 and 46.

So far as we are aware, no objection has been raised to the proposed development.

7.0 SUMMARY CONCLUDING STATEMENT

- 7.1 Planning permission is sought for the proposed first floor extension, ground floor extension and related alterations to 44 Bembridge Drive, Hayling Island, PO11 9LU.
- 7.2 The proposals are justified by the need to provide additional accommodation for the applicant's elderly mother who now requires close family support and dependence. These needs have meant that practical changes are necessary to the existing internal arrangement of some areas, including bedrooms. The elderly relative would be accommodated at ground floor level, which will require the existing ground floor bedroom (1) to be relocated on the first floor – as a new extension.
- 7.3 In terms of general appearance, the proposed extensions including the balcony would significantly improve the aesthetic and proportional balance, and horizontal emphasis of the building, which was designed and built to high quality standards – as approved.
- 7.4 The application has been proposed with the benefit of pre-application officer advice, which has been heeded.



- 7.5 Inevitably, the issues of potential neighbour impact on amenity and loss of privacy will feature in the application process; which issues have been accorded considerable thought and attention by the applicant.
- 7.6 The potential for neighbour visual impact, with respect to No. 46 in relation to the proposed first floor extension, is negated by the substantial degree of separation between the two adjacent dwellings and also by reason of their rear alignments. Outlook views per se are not planning matters.
- 7.7 The potential for impact on residential amenity, overlooking and loss of privacy, for many properties generally in Bembridge Drive that back onto the beach and shore-line, is by reason of the juxtaposition of the adjacent promenade to rear gardens, exposed to public view.
- 7.8 In order to responsibly address the issue of potential neighbour amenity impact for the existing and future occupiers of Nos. 42 and 46, the applicants' advisers have advocated the installation of obscure glazed panels at either end of the balcony extension. This provision is not presently shown on the submitted drawings but it is suggested that this requirement should be a condition of approval.
- 7.9 The proposals comply with Section 7 of the Framework 2012, relevant policies in the extant Core Strategy and the emerging Havant Borough Council Local Plan 2036.
- 7.10 The application for planning permission is therefore commended to the Council for favourable, subjective consideration, subject to conditions which may be considered appropriate to prescribe. Existing and proposed floor plans and elevation drawings are submitted with the application; location and site plans and a Flood Risk Assessment (FRA).

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