
Site Address: 50 Bembridge Drive, Hayling Island, PO11 9LU
Proposal: Variation of Condition 4 of Planning Permission APP/16/00861, including front pitched roof extension enlargement, revised fenestration and removal of previously approved elements including first floor alterations, rear extension, dormer windows and Juliet balcony.
Application No: APP/17/00751
Applicant: Mr N Barker
Agent:
Ward: Hayling East

Expiry Date: 04/09/2017
Case Officer: Emma Chisnall

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 50 Bembridge Drive is a detached bungalow situated along the seafront in Hayling Island. The dwelling is constructed of white render walls with a concrete tiled roof. The amenity space to the front is hard-surfaced for the provision of parking multiple cars and is on an incline from east to west. There used to be a garage located to the front of No 50 however this now been demolished and extension is proposed to be built in its place. The curtilage boundary to the front is low brick wall giving an open appearance of No 50 from Bembridge Drive. The amenity space to the rear is moderate in size and hard-surfaced with a curtilage boundary constructed of low brick wall providing an open view and access to the seafront and beach.

2 Planning History

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

3 Proposal

- 3.1 Variation of Condition 4 of Planning Permission APP/16/00861, including front pitched roof extension enlargement, revised fenestration and removal of previously approved elements including first floor alterations, rear extension, dormer windows and Juliet balcony.
- 3.2 The variation includes the loss of the south-west rear corner infill, no first floor living space, no dormer windows and no juliet balcony. It includes a front ground floor extension approximately 2.5m larger in depth then previously approved with a hipped roof and revised fenestration.

4 Policy Considerations

National Planning Policy Framework 2012

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Property Services Manager Comment:

No adverse comment in regards to the application.

Development Engineer - Highways Comment:

No adverse comment in regards to this application.

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: 1

Number of site notices: 0

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 proposed variation includes removing several elements of the previously approved development in place for a forward front extension along the west side of No 50. Plans were originally showing this with a gable end roof however amendments have been made altering this to a hipped roof which is considered to be in keeping to the existing roofline's on the dwellinghouse and provide a softer appearance on the streetscene. The front extension proposed to No 50 shall be extended by

approximately 2.5m from the previously permitted scheme to be a total depth of 8.5m which shall bring the development to be in line with the front elevation of the neighbouring dwelling to the west No 48.

- 7.4 Although this development would project forward of No 50 and be viewable from the public domain the dwellinghouse is situated within a streetscene where there is no set uniformity in dwellings design and size. There are also multiple examples of extensions within Bembridge Drive and with the works not projecting past the front elevation of No 50 the extension is considered to not result in a significant adverse impact to the character of the area nor locality and can be considered acceptable.
- 7.5 The proposed revised fenestration is a reduced amount from the previously permitted scheme and as such is considered to have an improved impact on No 50 and the character of the area.
- 7.6 Materials are proposed to match that of the existing dwellinghouse which would ensure the development looks in keeping to No 50.
- 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 No 50 originally had a large scale garage in position up to and along the west boundary with No 48 at single storey height and approximately 7m deep. This has since been demolished and a forward extension of 6m which was set off the boundary was permitted under APP/16/00861. The variation seeks to extend this extension to 8.5m deep being set off the boundary by 1m and did originally have a gable roof which has now been amended to be hipped in order to reduce the impact caused to the outlook of No 48. No 48 has two windows along the east elevation at ground floor level one is for a bedroom and the other an en-suite which is positioned at high level. Although the increased depth of the extension is larger than previously permitted this is approximately 1.5m greater in depth than the original single storey garage. The works are also proposed to be set off the shared boundary by 1m and with the roof proposed to be hipped away from No 48 to the side and front. It is considered that on balance the development would not warrant a refusal of planning permission on these grounds. Light tests have been applied and due to the works not extending past the front elevation of No 48 the development is considered to not be significantly harmful. Three windows are proposed along the west elevation two of which are at high level (above 1.7m) and one which shall replace an existing window in the same location. Therefore privacy levels are considered to be maintained between the dwellinghouses and therefore the development is considered to be acceptable. The high level windows shall be conditioned as part of the decision.
- 7.9 The variation includes windows along the east elevation of the forward extension however due to the sufficient distance between the elevation of No 50 and No 52 it is considered that these would not lead to over-looking nor a significant loss of privacy and can therefore be considered acceptable. The amount of windows as existing along the east side elevation of No 50 have been reduced to two with one being high level and the other not. Therefore privacy levels between neighbouring dwellings is considered to be improved and the southern window shall replace an existing window already in place thereby not creating a significant additional impact of over-looking to

No 52. Therefore the development is considered to be acceptable. The high level windows shall be conditioned as part of the decision.

- 7.10 Consequently, it is considered that the proposal is unlikely to 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 It is considered that the revised extension proposed to the front of No 50 would not alter the impact on the character of the area and would maintain amenity levels of the area. The proposal is also considered acceptable in terms of highway safety and as such it is recommended that the condition attached to the original planning permission should be varied to allow the proposed variation of the development at No 50 Bembridge Drive.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00751 subject to the following conditions:-

- 1 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.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed Block Plan: Received via email 12.09.2017
East Elevation and Floor Plan: Drawing No NB060717_003 Rev 1
West Elevation and Floor Plan: Drawing No NB060717_001 Rev 1
North Elevation and Floor Plan: Drawing No NB060717_002 Rev 1
South Elevation and Floor Plan: Drawing No NB060717_001 Rev 1
Proposed Full Plan: Drawing No NB060717_001_FULL PLAN Rev 1
Details of Proposed Finished Floor Levels and Window Heights: Received via email 12.09.2017

Reason: - To ensure provision of a satisfactory development.
- 3 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the windows in the ground floor on the east elevation serving the bathroom and on the ground floor west elevation serving the en suite and utility room shall be high level windows with a cill height no less than 1.7m above finished floor level 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 2012.

