
Site Address:	18 Bembridge Drive, Hayling Island, PO11 9LU		
Proposal:	Two storey side extension and second floor addition.		
Application No:	APP/17/00640	Expiry Date:	11/08/2017
Applicant:	Mr Marshall		
Agent:	Mr C Curnow	Case Officer:	Bee Crawford
	Thorns - Young Ltd		
Ward:	Hayling East		
Site Visit Date:	23/06/2017		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey detached property and attached garage situated on an irregular shaped corner plot of Bembridge Drive. It has a flat roof and elevations of cream painted render, with open vehicular access to the front leading to a concrete drive and areas of grass and shrubs. The rear garden is triangular in shape, mainly laid to lawn and the complete site is enclosed by a 1 metre high wall and dwarf wall to the front.
- 1.2 A three storey detached property is to the east, a two storey detached property is to the west, a pair of semi-detached properties are opposite and detached property is to the rear. The area is of medium density with two and three storey detached, semi-detached and terraced properties of similar and different age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a two storey side extension, first floor balcony and second floor addition to provide an additional bedroom and two balconies.

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)

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

None.

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: 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 control criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 The proposal is for the provision of a two storey side extension, a first floor rear balcony and a further extension over the resulting second storey of the property to provide an additional bedroom with a balcony area either side. Due to the open nature of the site and the situation of the property, the development would be visible from the public realm. Whilst the proposal would result in a generous increase to the overall volume of the property, the additional increase to the existing footprint is judged to be fairly modest. The design of the scheme would result in a more cohesive form of development.

7.4 The number of bedrooms at the property will increase from three to four, hence there would be a requirement for three on site parking spaces. A plan has been submitted showing the location of the parking spaces.

7.5 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

- 7.6 Due to the open nature of the site, the proposed new extension would be visible from the neighbouring properties and whilst the scheme will provide generous additional accommodation, there is only a moderate increase in the footprint of the property on the north eastern side. The development does not project forward of the front elevation of the property. There is one high level window at first floor to the side elevation of the proposal, although the property is situated so any potential overlooking from this window would be to the front areas of the application site and the adjacent property to the east which are visible from the public highway. It is also noted there are no side windows in the western elevation of the property at 20 Bembridge Drive.
- 7.7 The rear of the proposal includes the provision of a balcony at first floor over the existing single storey rear extension and part of the new addition. However, it is 4 metres from the south western boundary and will be screened by a wall which ranges in height from 1.5 metres to 2.1 metres. It is considered this would mitigate any perception of additional overlooking to the adjacent property at 14 Bembridge Drive. The property at 20 Bembridge Drive is set back from 18 with a blank wall facing the side of the application site. It is therefore judged the new balcony would not result in any harmful impact to this property.
- 7.8 The additional floor to the property includes a new bedroom and two new balconies to either side, with a 1.7 metre high wall to the front and sides of the balcony areas. There are glass blocks to the front elevation serving the stairwell and a window and part glazing to the balconies to the rear elevation. The existing flat roof of the property is an established roof terrace, consequently a degree of overlooking already exists. Although it is acknowledged the new balconies are at a higher level than the roof terrace, due to the situation of the property, it is deemed they would not lead to any significant degree of additional overlooking. The properties opposite the site are a sufficient distance away for any impact to be negligible.
- 7.9 Consequently, it is considered that the proposal is unlikely to appear overbearing or lead to additional 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) Flood Issues

- 7.10 The site is within Flood Zone 2, however the proposed development is to extend the property at first and second floor level including the provision of a balcony, and will therefore not put the occupiers or employees of the emergency services at any additional risk in the event of a flood. The agent has submitted a flood risk assessment to confirm that appropriate flood risk measures have been considered. The development therefore meets the requirements of policy CS15 of the Havant Borough, Local Plan (Core Strategy).

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/17/00640 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 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.

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

Location plan

Block plan

Drg no. 1038.17.1

Existing floor and elevations plan

Drg no. 1038.17.2

Proposed floor and elevations plan

Flood risk assessment dated June 2017

Reason: - To ensure provision of a satisfactory development.