
Site Address: 12 Bembridge Drive, Hayling Island, PO11 9LU
Proposal: Removal of existing conservatory, single storey side extension, addition of second storey and general remodelling
Application Type: Full Planning Permission
Application No: APP/22/00535 Expiry Date: 18/08/2022
Applicant: Mr Rhodes
Agent: Mr I Murray Case Officer: Denise Sheath
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

No.12 Bembridge Drive is a single storey dwelling located at the seaward end of a small cul-de-sac that branches off from the main Bembridge Drive. Adjacent to the southern boundary of the site is the sea wall and beyond the promenade. No 14 to the east is a mix of single storey and two storey flat roof dwelling and No.10 to the west is a bungalow with a hipped roof design.

2 Planning History

None relevant

3 Proposal

Removal of existing conservatory, single storey side extension, addition of second storey and general remodelling

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

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

County Archaeologist

Thank you for your consultation. Given the limited scale of the proposal and its location within previously developed parts of the property, I do not wish to raise any archaeological issues.

Developer Services, Southern Water

Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link:

southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm sewer
- Combined Sewer

Guidance on Building Regulations is here:

gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

Please note there is a private foul sewer within the development site.

It is possible that a sewer now deemed to be public could be crossing the development site.

Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site. For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:

SouthernWaterPlanning@southernwater.co.uk

Property Services Manager

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: 8

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
- (v) Effect on sensitive areas

(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 dwelling within the site is a single storey dwelling house of a bland design which is located in a prominent seafront location with the public promenade and beach immediately to the south. The proposal is to remodel the existing dwelling with the introduction of second storey which will include a balcony to the rear southern elevation.

The introduction of a balcony over the ground floor accommodation on the southern elevation will result in a high quality contemporary design that will appear quite fitting for its seafront location and is not considered to overpower the visual amenities of the area. The existing conservatory located to the east elevation is to be replaced with a single storey flat roof extension with the existing single storey flat roof extension to the west to remain.

7.4 The external material for all ground floor elevations of the dwellinghouse is proposed to be 'K render' white in colour with all elevations of the 1st floor addition to be clad in Trespa romantic walnut cladding. The proposed materials would be in keeping with the surrounding properties and is not thought to have a harmful impact on the character of the streetscene or the promenade.

7.5 A number of dwellings have been extended with an additional storey, the closest to the application site being No.14 , No.44 and No.48 Bembridge Drive. Balconies are also a characteristic feature to the rear of dwellings within the locality; to take best advantage of the views out to sea. It is considered that this scheme would result in a high quality coastal design that would accord with this seafront location.

7.6 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

- 7.7 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.
- 7.8 No. 14 Bembridge Drive is located to the east. This is a detached two storey dwelling and is set further north than the application site. The property is laid to lawn to the south. The proposed ground floor extension will be sited a minimum of 2.5m from the dwellinghouse of No. 14. The first floor extension will be sited approximately 4m 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. 14, 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.
- 7.9 No. 10 Bembridge Drive is located to the west. This is a single storey hipped 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. Due to the proposed first floor extension being sited to the centre of the main dwelling, it is not considered that this would have any impact on No. 10 in terms of loss of light, there are two windows proposed within the first floor western elevation it is recommended that these windows are obscurely glazed to ensure there is no additional overlooking or loss of privacy to the amenity area.
- 7.10 Consequently, it is considered that the proposal will not 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.

(iv) Flooding Issues

- 7.11 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.

The Environment Agency provides a standard form to be completed by householders within Flood Zones 2 and 3 or details of flood protection measures. The applicant has confirmed that the floor levels within the proposed development will be set no lower than existing levels, and this is shown on the submitted plans. Therefore, it is not considered that the alterations to the roof to this dwelling will create any further flood risk.

(v) Effect on sensitive areas

- 7.12 There is a listed protected habitat within 50m. As the proposal is an extension to an existing property this is not thought a reason to prevent the refurbishment of the property. However, a condition should be placed on a planning consent that restricts noisy works during the overwintering bird period as the property is so close to the SPA and SINC.

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/22/00535 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:

Application Form - Received 23 June 2022
Design & Access Statement - Received 23 June 2022
Flood Risk Assessment - Received 23 June 2022
Site and Location Plan - Drawing A101 - Received 23 June 2022
Existing Floor Plans - Drawing A102 - Received 23 June 2022
Existing Elevations - Drawing A103 - Received 23 June 2022
Existing Sections - Drawing A104 - Received 23 June 2022
Existing Site Views - Drawing A105 - Received 23 June 2022
Proposed Site Plan - - Drawing A111 - Received 23 June 2022
Proposed Floor Plans - Drawing A112 - Received 23 June 2022
Proposed Elevations - Drawing A113 - Received 23 June 2022
Proposed Sections - Drawing A114 - Received 23 June 2022
Proposed Site Views - Drawing A115 - Received 23 June 2022

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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 The windows at or above 1st floor level in the western elevation of the building shall:-

i) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

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 development shall not be brought into use until a minimum of 3No. parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 No percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dbAmax - measured at the sensitive receptor) shall be undertaken during the bird overwintering period October to March inclusive.

Reason: This is required in order to protect the adjacent SPA supporting habitat and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011; the National Planning Policy Framework 2012; Regulation 61 (3) of The Conservation of Habitats and Species Regulations (as amended) and Section 28(I) of the Wildlife and Countryside Act 1981 (as amended).

Note: The sensitive receptor is the nearest point of the SPA or any SPA supporting habitat (e.g. high tide roosting site). In this instance the beach to the rear of the application site which is identified within the Solent Brent Goose and Waders Strategy and could be impacted by this proposal.