
Site Address: 50 Bembridge Drive, Hayling Island, PO11 9LU
Proposal: Remodelling of Dwelling including front extension raised ground floor level and addition of two floors
Application Type: Full Planning Permission
Application No: APP/21/01346 Expiry Date: 10/02/2022
Applicant: Barker and Cornelius
Agent: Mr I Murray Case Officer: Joseph Toole
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

50 Bembridge Drive, Hayling Island, is a detached single storey bungalow located to the south side of Bembridge Drive. The bungalow comprises of white render with concrete roof tiles. Vehicular access is from Bembridge Drive with parking to the front (Bembridge Drive) side.

The property is located within a residential area with surrounding properties having a mixture of scale and designs.

The property is located within Flood Zone 2/3.

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

APP/17/00751 - 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., PERM,15/09/2017

3 Proposal

Remodelling of Dwelling including front extension raised ground floor level and addition of two floors

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)
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
DM10	(Pollution)
DM9	(Development in the Coastal Zone)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Community Infrastructure, Planning Policy & Urban Design

CIL Liab as the proposed extension is more than 100 sqm:

<http://www.havant.gov.uk/community-infrastructure-levy-charging-schedule>.

The applicant has submitted a claim for extension relief.

Councillor Leah Turner - Hayling East

No Comment.

Councillor M Wilson - Hayling East

No Comment.

Councillor R Raines - Hayling East

No Comment.

County Archaeologist

Thank you for your consultation. Owing to the relatively limited scale of the proposals, I do not wish to raise any archaeological issues.

Environment Agency

This application falls within the scope of our Flood Risk Standing Advice (FRSA) therefore we have no comments to make.

The FRSA can be found on the GOV.UK website using the following link -

<https://www.gov.uk/guidance/flood-risk-assessment-standing-advice#minor-extensions-standing-advice>

Coastal Engineer

Response:

Thank you for consulting with Coastal Partners on the above application, I can confirm that we have no objection in principle on grounds of tidal flood risk, however are able to offer the following comments and advice.

The site is shown to lie within the Environment Agency's (EA) present day Flood Zone 3 and is considered to be at risk from a 1:200 year (0.5% annual probability) extreme tidal flood event.

According to the PfSH SFRA, the present day 1:200 year extreme tidal flood level for Chichester Harbour is 3.4 mAOD, increasing to a predicted 4.5 mAOD by the year 2115, due to the effects of climate change. However, the SFRA is in the process of being updated to be in line with current climate change guidance. The latest guidance for calculating climate change sea level allowances can be found here:

www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances

The applicant has submitted a brief Flood Risk Assessment (FRA) outlining details of how the application meets the requirements of the EA's standing advice for householder and minor extensions. It should be noted that standing advice only applies to householder extensions with floorspace of less than 250 square metres, and as this information is not clear within the application, the LPA should determine whether a full FRA is required, as other sources of flood risk may be present at the site, such as ground or surface water.

The application does not propose an increase in occupancy at the site, and the number of bedrooms at ground floor level is proposed to be reduced from four bedrooms to one, with the remainder to be set on the first and second floor. In addition, the applicant has proposed to increase the existing ground floor level by 500mm and there is no habitable accommodation proposed to be set at the basement level.

Coastal Partners would recommend that occupants of the property sign up to the Government's Flood Warning Service and consider preparation of a Flood Warning and Evacuation Plan, in accordance with advice from the EA.

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 4 (3 objections and 1 support)

Comment	Officer Comment
Due to the scale of changes a demolition application and a full application for a new dwelling should be submitted	Part of the existing property would be retained as shown on the retained property plan therefore a Householder Application is correct
Garage would be below ground floor level therefore flood risk	No accommodation is provided at basement level. No objections have been raised by Coastal Engineer.
Out of keeping with the character of the area	Please see Section 7.

Detrimental impact on neighbouring properties	Please See Section 7.
Sustainability concerns	The proposed development is considered acceptable and would need to meet current standards.
Could be used as an HMO or Holiday let	This is not what is being applied for.
Drawing errors	The application meets the validation criteria and the drawings are deemed acceptable
No Parking Plan	Parking is addressed in part 7
Party wall Act	This is a private matter between the parties involved
Drainage Issues Flooding concerns within the wider context	Environment Agency and the Council's Coastal Engineer were consulted on the application and offered standing advice/no objection.
Positive Impact on the area	Noted

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
- (v) CIL
- (vi) Parking

(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 development would involve remodelling the dwelling including a front extension, raised ground floor level and the addition of two floors. There would be a garage at basement level.

- 7.4 The proposed development would have white render, walnut trespa/stone cladding with a grey single ply membrane. This is considered to be of a modern contemporary design. A prior commencement condition requesting samples to be submitted has been added to the decision.
- 7.5 The proposed development is significantly larger than the existing bungalow, however, due to mixture of scale of development within the area it is considered to be in keeping with the scale of the surrounding properties. The proposed modern style of the property would extend and significantly alter the design of the existing property. This approach is deemed to be in keeping with several recently built/updated properties or recently approved applications on Hayling Sea Front such as 76/78 Southwood Road and 134 Sea Front. The extension can be seen as part of the ongoing process of altering older style properties with generally larger buildings some of contemporary design, in the area which take advantage of their coastal locations and extensive views. This development would reflect this and modernise the housing stock in the locality. Thus, the proposal is considered to be in keeping with the character of the area.
- 7.6 On balance 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 The second floor is stepped in on all four sides to appear subservient to the ground floor and first floor and minimises the loss of light to both neighbouring properties.
- 7.8 To the front (Bembridge Drive elevation) there would be a garage door at basement level and an array of windows at all three levels. These views would face out onto the road and front gardens of the properties opposite which are set well off, therefore it is not considered to cause any form of harmful overlooking to neighbouring properties.
- 7.9 On the west side facing the shared boundary with No.48 Bembridge Drive there would be windows on the ground floor and one on the third floor. These views are not considered to cause direct overlooking into the private amenity space of No.48 Bembridge Drive. The second floor windows are stepped further off the boundary with No.48 and serve a staircase avoiding overlooking. The second floor has been stepped in so it is only single storey at the point of the bedroom window at No.48 Bembridge Drive which is the only room that does not have other windows facing north or south. Therefore, the proposal is not considered to appear overbearing or result in the harmful loss of light to the occupiers of No.48. A condition for the window serving the bathroom at second floor level to be obscurely glazed has been added to the decision.
- 7.10 On the east side facing the shared boundary with No.52 Bembridge Drive there would be windows on all levels. These views would face out onto the side wall of No.52 and is not considered to cause direct overlooking. Due to the design of the proposed floor extension with the second floor being stepped in and being lower than the roof of No.52 it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring occupiers. A condition for the windows serving the bathroom and en-suite on the first floor and serving the storage room on the second floor to be obscurely glazed has been added to the decision.

- 7.11 To the rear (facing the sea) there would be many windows and a balcony on the first floor and a balcony on the second floor facing out onto the sea views. Most properties along the sea front have balconies therefore it is considered to be acceptable.
- 7.12 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).

(iv) Flood Risk

- 7.13 All the existing 3 bedroomed bungalow's bedrooms are on the ground floor. The proposal moves the main family bedrooms onto the first and second floors. The proposed works would raise the existing ground floor by approximately 500mm. The Environment Agency commented on the application and raised no objection providing standing advice. Furthermore, the Coastal Partners commented on the application raising no objection. They recommend the occupants to sign up to the Government's Flood Warning Service and consider preparation of a Flood Warning and Evacuation Plan, in accordance with advice from the EA an informative has been added to highlight this.
- 7.14 The application would be classed as a 'minor development and according to the National Planning Practice Guidance (NPPG) unlikely to cause flood risk unless they would have an adverse effect on a watercourse, floodplain or its flood defences; they would impede access to flood defence and management facilities, or; where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows. The proposal should not effect these areas.
- 7.15 The built development is Flood Zone 2/3. The proposed development is classed as minor development and unlikely to cause flooding to the site and elsewhere and therefore accords with policy CS15 of the Core Strategy.

(v) CIL

- 7.16 The proposed development is over 100sqm therefore CIL liable. An exemption has been submitted.

(vi) Parking

- 7.17 There is considered to be sufficient car parking on site to accommodate the proposed works which increase the number of bedroom and would require 3 parking spaces. The garage and driveway would provide adequate on site parking. Thus, in accordance with the Havant Borough Parking Standards SPD.

8 Conclusion

- 8.1 The scale, siting and design of the proposal on balance would have an acceptable impact on the character of the area and 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/21/01346

- 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:

Site and Location Plan - V10 A111.1
Proposed Garage, Basement, Ground Floor Plan - V10 A112.1
Proposed First and Second Floor Plan - V10 A113.1
Proposed Elevations - V10 A114.1
Proposed Site Sections - V10 A115.1
Proposed 3D Views - V10 A116.1
Proposed Additional Site 3D Views - V10 A117.1
Retained Property Plan
Flood Risk Assessment
Design and Access Statement

Reason: To ensure provision of a satisfactory development.

- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the building have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extensions hereby permitted the windows in the first floor of the east facing elevation serving the bathroom and en-suite and the window at second floor level of the east facing elevation serving the storage room shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent), non opening below 1.7 metres in 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.

- 5 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extensions hereby permitted the window in the second floor of the west facing elevation serving the bathroom shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent), non opening below 1.7 metres in 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.

- 6 No development shall take place until plans and particulars specifying the following matters have been submitted to and approved in writing by the Local Planning Authority:

(i) The provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development;

(ii) The provision to be made within the site for a material storage compound during site clearance and construction of the development.

Thereafter, throughout such site clearance and implementation of the development, the approved parking provision and storage compound shall be kept available and used only as such.

Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 No development shall take place until details of existing and finished floor and site levels relative to previously agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: In the interests of the amenities of adjoining residents and to ensure that flood risk has been appropriately addressed having due regard to policies CS15 and CS16 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.