
Site Address:	48 Bembridge Drive, Hayling Island, PO11 9LU		
Proposal:	First floor side extension with extension to first floor rear balcony.		
Application Type:	Full Planning Permission		
Application No:	APP/22/00875	Expiry Date:	02/11/2022
Applicant:	Ms Hadley		
Agent:	Mr Mr Bramble-Stewart	Case Officer:	Denise Sheath
	GBS Designs		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site was originally a single storey dwelling which has recently undergone alterations to create first floor living accommodation to the southern elevation. The property is located close to the sea wall, adjacent to the promenade.
- 1.2 The properties within the streetscene vary, and include single storey bungalows, two storey dwellings and apartment blocks. Due to the seafront location, many of the properties benefit from balconies to the southern elevations.

2 Planning History

00/64990/000 - Conservatory to rear. PERM - 23/03/2000
03/64990/001 - Construction of pedestrian access to promenade. PERM - 07/04/2004
APP/13/00968 - Roof alterations to allow living accommodation at first floor level with rear Juliet balcony and mezzanine at second floor level with rear balcony. PERM - 20/11/2013
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/17/00078 - Roof alterations to allow living accommodation at first floor level with rear Juliet balcony. PERM - 06/03/2017
APP/17/00445 - Non-material amendment to Planning Permission APP/17/00078 relating to enlarging rear window to lift, altering Juliet balcony from railings to glass, and re-use velux in roof. PERM - 24/05/2017
APP/17/01128 - First floor front extension, addition of balcony to rear and construction of steps to rear bounday to create access to beach promenade. PERM - 15/12/2017

3 Proposal

First floor side extension with extension to first floor rear balcony.

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)
DM9 (Development in the Coastal Zone)

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**

Developer Services, Southern Water

Southern Water requires a formal application for any new connection to the public 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

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

Engineering/Drainage

No comments received

Environment Agency

Thank you for consulting the Environment Agency on the above application.
We have reviewed the information as submitted and set out our position below.
Environment Agency Position
We have **no objection** to the proposal as submitted.

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: 0

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

(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 proposal is for a first floor side extension to the existing single storey western side elevation. The proposal would include an extension to the existing rear balcony to incorporate the new first floor elevation. The first floor extension would be flush with the existing rear elevation and with a depth of approximately 7.7m, a width of approximately 3m, the roof will be a pitched roof design with a gable end facing north and south with an eaves height of 5.7m and a maximum height of 7m.

The roof design will be in keeping with the main roof design of the dwellinghouse and would appear subservient with a lower roof ridge. A set of French doors are proposed to open onto the extended balcony area. A window is proposed to the western first floor side elevation, with 3No. roof lights to the western roof slope, with an obscurely glazed window proposed to the first floor front (northern elevation). The materials to be used in the construction will match the existing external materials of the property. It is considered that this proposal would result in a high quality coastal design that would accord with this seafront location.

- 7.4 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

- 7.5 The proposed first floor extension would not be readily visible to the neighbouring properties to the front or to the eastern side elevation. It is therefore considered any impact upon these neighbouring properties would be minimal and acceptable.
- 7.6 The property to the west of the application site (No. 46 Bembridge Drive) is a detached bungalow. The bungalow is set approximately 15m from the proposed first floor extension. The proposal includes the addition of 3No. small obscurely glazed windows at ground floor level along the western elevation and a window to the first floor western elevation which will replace the existing first floor window within the same elevation position. The first floor window would look toward the eastern garden area of No. 46. However, this area of garden land is highly visible from the promenade and therefore it is not considered appropriate that this window be conditioned to be obscurely glazed for reasons of overlooking.
- 7.7 The proposed extension of the existing balcony to the rear which would incorporate the first floor extension, is not considered to have a negative impact upon the adjacent neighbours. Many of the properties within close proximity to the application site have erected balconies along their rear elevations. It is also important to acknowledge that the element of overlooking already existing to the gardens along the promenade as the dwellings are so open to the public realm.

(iv) Flooding Issues

- 7.8 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.
- 7.9 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.

- 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.

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/22/00875 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 07 September 2022
Flood Risk - Received 07 September 2022
Location Plan - Drawing No. HADLEY3 14 - Received 07 September 2022
Site Plan - Drawing No. HADLEY3 13 - Received 07 September 2022
Existing Plans - Drawing No. HADLEY3 01 - Received 07 September 2022
Existing Ground Floor Plan - Drawing No. HADLEY3 02 - Received 07 September 2022
Existing First Floor Plan - Drawing No. HADLEY3 03 - Received 07 September 2022
Existing Loft and Roof Plan - Drawing No. HADLEY3 04 - Received 07 September 2022
Existing Elevations - Drawing No. HADLEY3 05 - Received 07 September 2022
Proposed Ground Floor Plan - Drawing No. HADLEY3 07 - Received 07 September 2022
Proposed First Floor Plan - Drawing No. HADLEY3 08 - Received 07 September 2022
Proposed Loft and Roof Plan - Drawing No. HADLEY3 09 - Received 07 September 2022
Proposed Elevations - Drawing No. HADLEY3 10 - Received 07 September 2022

Reason: To ensure provision of a satisfactory development.

- 3 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.