

Recommendation: **GRANT PERMISSION**

CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
DM13	(Car and Cycle Parking on Residential Development)

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Councillor Leah Turner - Hayling East

No comment received

Councillor M Wilson - Hayling East

No comment received

Councillor R Raines - Hayling East

No comment received

County Archaeologist

Thank you for your consultation. Given the limited scale of the proposed development, I do not wish to raise any archaeological issues.

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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 18

Comment	Officer Comment
comments received in support :5 comments received in objection : 6	Multiple comments made by people from the same address have been counted as one comment . Multiple comments from the same person have also been counted once.
Comments in objection : • Impact on view and devalue other properties • Property has already been extended • Too dominant in a prime plot • Too overbearing - mass and bulk • Garage too large for small frontage • Too large gives the impression of a block of flats • Too many balconies overlooking the beach and bandstand • Close to beach walkway-overpowering • Too many big windows/doors would look commercial • Entrance to Bembridge Drive would appear hemmed in	Please see 'Planning Considerations' section of the report. - Note- devalue in property price is not a material planning consideration.
Comments in support :	
• Modern aesthetic • Other properties have undergone development in the area • In keeping with no 2 • Improve the existing house	Please see 'Planning Considerations' section of the report.

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) Parking
- (v) Flood risk
- (vi) CIL
- (vii) Ecology

(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 This proposal comprises the addition of a new second floor with balconies to the first and second floor, a three storey front extension, new double garage and general remodelling. The proposed additional storey would have a flat roof and would be set in from the east side by approximately 3 metres, from the west side by approximately 3.1 metres and from the rear by approximately 2.6 metres where it would lead out on to a rear balcony. The third storey have an overhanging roof to the west and south above the balcony at first floor level. This space would create an entertainment room with bi-fold doors to the west and south leading out to a wrap around balcony on these sides. The proposed extensions include a three storey front extension which would project forward by approximately 3 metres and set in from both sides by 4 metres. This would comprise of glazing to the front elevation for the first and second floor levels and an entrance door at ground floor level. Port hole windows would be sited either side of the glazing.
- 7.4 To the rear a single storey extension is proposed which would have dimensions of approximately 2.8 metres depth, 11.6 metres width and 2.8 metres height. This would have a flat roof and would allow for the first floor balcony above which would be accessed via bi-fold doors to the rear elevation. The extension would create part of a bedroom and living area at ground floor level. Port hole windows would be added to both side elevations with clear glazed balustrading around the balconies- this would be set back slightly at second floor level on the west elevation. Proposed materials include white render and vertical timber panels to match no 4 Bembridge Drive.
- 7.5 The proposals also include the rearrangement of the internal space, retaining 5 bedrooms in total. The rear first floor balcony would be accessed by the two rear bedrooms and first floor lounge. A double garage is also proposed located towards the front of the site which would have a flat roof and dimensions of approximately 5.85 metres by 6 metres. The door would be located on the east elevation. Proposed materials include vertical composite timber effect cladding and render to the elevations. Window fittings would be in dark grey frames.
- 7.6 This proposal would alter the appearance of the host dwelling by a considerable degree, the extensions, additions of balconies and third storey alongside the alterations to the materials and glazing would result in a modernised aesthetic taking advantage of the sea views with the extended balconies. It is noted there is some degree of variation in the streetscene in terms of building style and heights. The property adjacent, no 4 has recently been developed with three floors and a modern, pitched roof design - the proposal would use composite timber cladding which would be similar in appearance to that used at no 4. The proposal bears some similarity to the development approved at no 18 which comprised of an additional storey with parapet balconies to both sides.

- 7.7 As noted above the proposal would result in a significant change in appearance however it is also noted that the existing property does not add much value in streetscene terms and the proposed alterations are considered to update and add interest to the property. The proposal would result in the removal of the existing roof and whilst the additional storey would add to the height, this would only result in a 1.5 metre height increase, with the building line set in from both sides and therefore this is not considered to result in unacceptable building mass and bulk.
- 7.8 The extensions would result in a deeper building with an increase of approximately 3 metres above ground floor height however within the context of the scale of the existing building this is not judged to result in overdevelopment of the host dwelling. The balconies be large in scale however the glass would be clear glazed, reducing the appearance of bulk at second floor level.
- 7.9 The property is located in a prominent position on the sea front and is highly visible notably to the north and west. Ralls Lane and Eastoke Corner is a shopping area with cafes well used by holiday makers, with this area a focus for tourism and regeneration for the future. With this in mind, the proposal is considered to be in keeping with this, updating the existing appearance of the property with a more contemporary design as other properties have been re-developed in the area. The glazing to the frontage is not dissimilar to that approved at no 4 adjacent with balconies a more common feature in properties adjacent to the sea front.
- 7.10 The proposed garage would be relatively generous in scale however would benefit from foliage screening to the front boundary and would not be out of scale when judged within the host dwelling and the size of the front driveway. There is a boundary wall to the west elevation however the garage would remain visible above this. Despite this, the garage is not considered to be a harmful addition to the frontage or when viewed from the beach and it is noted other properties, such as no 4 have similar sized garages towards the front of the property.
- 7.11 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

- 7.12 To the east of the application site is no 4 Bembridge Drive. There are 5 velux windows serving the first floor and 3 velux windows serving the second floor on the pitched roof slope adjacent with no 2. The first floor velux windows serve the master bedroom, the living area and an ensuite bathroom. Both the living area and master bedroom benefit from multiple windows, with an open plan layout - notably large windows to the north and south. At second floor level the 3 velux rooflights serve a bedroom which benefits from multiple rooflight windows and a large south facing window. It is also noted that the existing roof would be removed, lowering the height adjacent with no 4, with the additional storey set off this side of the roof and with no balcony to this side. The impact on the side ground floor windows at no 4 is deemed to remain unchanged from existing. For the reasons outlined above the proposal is not considered to result in harmful loss of light or overshadowing to no 4 Bembridge Drive.

The proposed balcony at first floor level would not extend past the rear of no 4 and would offer views towards the sea front rather than back towards private amenity spaces. At second floor level would be a balcony with raised height, with obscured screening .The port hole windows would be lower in height than the velux windows at no 4.

Overall, the impact on no 4 is not considered to be harmful.

7.13 To the north of the application site are the flats at Bembridge House, on the opposite side of Bembridge Drive. It is noted that these flats benefit from sea views. The proposal would evidently result in a raised height however this would not be at full width and to the sides of the additional storey the roof would actually be lowered in height following the removal of the existing roof. Noting that there is no right to a view and this is not a material planning consideration, it is also judged a view of the sea would be retained however altered . There is over 20 metres separation distance between the properties and whilst there would be an increase in glazing and at new height, this relationship is not dissimilar to a standard front to front relationship between dwellings and enough distance to mitigate against any overlooking .

7.14 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) Parking

7.15 The proposal would result in over 5 bedrooms which requires 3 on site parking spaces as specified in the Havant Parking SPD. The parking could be provided towards the front of the site and within the proposed garage, meeting the allocation required.

(v) Flood risk

7.16 This site is located within flood zone 3 . A Flood Risk Assessment has been received stating that flood proofing would be incorporated where appropriate and that finished floor levels would be set no lower than existing.

(vi) CIL

7.17 This proposal would result in 130 m2 additional floor area which is CIL liable to a sum of £7704.14 the applicant has also submitted a claim for residential extension exemption.

(vii) Ecology

7.18 The applicant is to be made aware that within 50 metres of the site is a notable and protected species .

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/22/00965 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:

CLADDING MATERIAL SAMPLE UPLOADED ON THE 23.11.2022

A113.2 AMENDED - PROPOSED ELEVATIONS

A101 LOCATION & BLOCK PLAN

V7 A111 PROPOSED BLOCK & LOCATION

V7 A112 PROPOSED FLOOR

V7 A116 PROPOSED GARAGE PLANS

V7 A114 PROPOSED SECTIONS

07 Oct 2022 APPLICATION FORM - MATERIALS

07 Oct 2022 FLOOD RISK ASSESSMENT

Reason: To ensure provision of a satisfactory development.

- 3 The development hereby permitted shall be carried out in accordance with the flood resilience measures as set out in the Flood Risk Assessment received on the 07.10.2022

Reason: To ensure provision of a satisfactory development and having due regard to policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

- 4 Prior to the use of the balcony hereby approved commencing the approved screen on the east elevation shall be erected in the approved position and height as shown on drawing 'A113.2 Proposed elevations' and shall be obscure glazed to a degree of obscuration no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and thereafter retained and maintained in that position.

Reason: In the interests of the amenities of the occupiers of the neighbouring property, No. 4 Bembridge Drive and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

- 5 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.