
Site Address:	14 Bembridge Drive, Hayling Island, PO11 9LU		
Proposal:	Proposed two storey rear extension and attached garage.		
Application No:	APP/14/01281	Expiry Date:	24/03/2015
Applicant:	Mr & Mrs Rance	Team:	Team 1
Agent:	Mr Curnow	Case Officer:	Heather Lealan
	Thorns-Young Ltd		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

No.14 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 is a flat roof single storey bungalow. No 12 to the west is a pitched roof bungalow and No.18 to the east is a two storey flat roof dwelling.

2 Planning History

No relevant planning history on Acolaid

3 Proposal

Proposed two storey rear extension and attached garage.

The two storey element is 5.8m in height and 4m in depth and is located to the southern end of the existing building. The proposed garage is 5m at its widest point 3m in height and 7m in depth.

4 Policy Considerations

National Planning Policy Framework

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)

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.

Borough Design Guide SPD

5 Statutory and Non Statutory Consultations

HBIC - Priority habitat, Coastal vegetated shingle.

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: None

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) Impact upon the streetscene
- (iii) Impact upon residential amenity
- (iv) Flood risk issues
- (v) Effect on sensitive areas

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact on locality

7.3 The character of the promenade is that there are 2 storey buildings at a very similar set back from the promenade. Within Bembridge Drive there are 2 small cul de sacs which take development closer to the promenade than the typical two-storey 'building lines'. The application site is the southern most unit in one of these cul de sacs but it is not considered that this modest extension of only 5.8m in height would be unacceptable and in fact it will slightly improve the appearance of the existing dwelling. On balance it is considered that this unusual design could not be refused in regard to the requirements of policy CS16.1 as there is such a great variance in the design and scale of the dwellings adjacent to the promenade.

(iii) Impact on neighbouring properties

7.4 The two storey element of the proposal will be 13m from the rear of the adjacent neighbour to the east No.18 and as such it is not considered that this 5.8m proposed element would cause overbearing or over shadowing to significantly detriment the

amenity of the occupiers of this property. The case officer visited No.18 through the course of considering the applications and had concerns about the scheme as originally submitted as full height french doors were proposed within the north elevation of the two storey element. Amended plans have been submitted that propose only high level windows to let in light. These windows should be conditioned to be obscurely glazed and fixed shut; windows that are clear in this elevation would cause direct overlooking to the rooms of No.18. For the same reason it should be conditioned that the existing flat roof should not be used as a terrace area. It is not considered that the adjacent dwelling to the west will be detrimentally impacted by the proposal due to the orientation of the two dwellings, the rear southern elevations face away from each other. The applicant has agreed that the flat roof will not be used as a terrace.

- 7.5 It is not considered that the proposed single storey garage will cause detrimental harm to any neighbouring occupiers. It is therefore considered that the scheme accords with CS16.1 (c and e)

(iv) Flood risk issues

- 7.5 It is not considered that this proposed extension to an existing dwelling will increase the risk to any occupiers from flooding.

(v) Effect on sensitive areas

- 7.6 Hampshire Biodiversity listed a 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

It is considered that the application should be permitted subject the suggested planning conditions listed below.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01281 subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external materials to be used shall match in type and texture those on the existing building.
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 2012.

- 3 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.

- 4 The windows at 1st floor level in the north western elevation of the building shall:-

(i) be fixed shut and shall be maintained in that condition at all times; and

ii) 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 2012.

- 5 The flat roof area of the dwelling shall not be used as a terrace/balcony.

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 2012.

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

Site Location Plan and Proposed Layout Block Plan received 27 January 2015
Proposed and Existing Floor Plans and Elevations Drwg.No 7265.14 rev A received 10 March 2015

Reason: - To ensure provision of a satisfactory development.