

DELEGATED OFFICER REPORT

PROPOSAL:	Replacement roof with raised ridge height and hip to gable additions including loft conversion and two side dormers, balcony overlooking garden within front roof gable. Alterations to existing fenestration and relocation of entrance door.
LOCATION:	17 Bembridge Drive, Hayling Island, PO11 9LU
REFERENCE NO:	APP/25/00442
APPLICANT:	Johns
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	30 July 2025
APPLICATION EXPIRY DATE:	26 August 2025
WARD:	Hayling East
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 The application site is comprised of a detached bungalow to the north of Bembridge Drive, set back from the road behind an unusually long frontage that has been mostly laid to lawn. There are car parking spaces on hardstanding immediately adjacent to the road, the right-most of which forms a driveway to a single detached garage behind the parking area. To the front there is approximately a 1m high close-boarded fencing with a lawned area approximately 19.75m in length and 11m wide, bordered by approximately 1.2m high fencing to the east and approximately 1.8m high hedging to the west. The dwelling is set at a higher level than the front lawn atop a stepped terrace with an approximately 4.65 deep patio area and has been previously extended with flat roofed additions to the front and rear. The property is finished in white render and cladding boards with white uPVC fenestration under a hipped plain tile roof.
- 1.2 The area surrounding the application site is predominantly residential, with dwellings in a wide variety of styles and materials. Eastoke Beach to the south is located approximately 85m to the south.

2. Planning History

Is there any planning history relevant to the current application?

33522. Conservatory at front, 17 Bembridge Drive, Hayling Island. Permit.

15224. The addition of a conservatory at Villa Lasalle, Bembridge Drive, Hayling Island. Permit.

HWU.1611/23. The erection of two bungalows on Plots 8 & 9 Bembridge Drive, Warren Sands Estate, Hayling Island. Permit.

3. **Proposal**

Replacement roof with raised ridge height and hip to gable additions including loft conversion and two side dormers, balcony overlooking garden within front roof gable. Alterations to existing fenestration and relocation of entrance door.

Officer Comment

The description was revised following amendments to the proposed drawings.

4. **Policy Considerations**

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the Planning Considerations section of the report.

Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016
Chichester Harbour Management Plan 2024-2025
Havant Borough Council and Chichester District Council Joint SPD - Chichester Harbour Area of Outstanding Natural Beauty

Havant Borough Local Plan (Core Strategy) March 2011

CS15 (Flood and Erosion Risk)
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)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: N/A
Conservation Area: N/A

5. **Statutory and Non Statutory Consultations**

Chichester Harbour Conservancy

No comments received.

Natural England Government Team

No comments received.

Ecologist, Planning Policy Team

No comments received.

Councillor Mark Coates

No comments received.

Councillor Peter Oliver

No comments received.

Councillor Netty Shepherd

No comments received

6. Publicity and 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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
We have no objections to this proposed plan except that the 3 side dormer windows facing our property (redacted) would be frosted/privacy glass. (Redacted).	Following discussions with the agent, all side and rear facing fenestration was amended to be either obscure-glazed or at high level (at least 1.7m above finished floor level) in the interests of neighbour privacy.
The "Proposed elevations" show the existing elevations. Can this be rectified? Thanks.	The agent has since provided correctly labelled amended drawings.

Material planning considerations are addressed in Section 7.

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 provision
- (v) Flood risk
- (vi) Biodiversity Net Gain (BNG)

(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 relates to alterations to the roof that would include altering the pitch for a slightly higher ridge height, hip to gable additions at the front and rear, including a front facing balcony, two new side dormers, and alterations to fenestration. As part of the alterations to fenestration, the front door would be moved to accommodate internal alterations allowing the retention of three downstairs bedrooms. The proposals would create an additional first floor bedroom, shower room, and upstairs sitting area leading to the proposed balcony with views towards Bembridge Drive and Eastoke Beach.
- 7.4 Following discussions with the agent, the design of the proposals was revised due to concerns with the mass and bulk of the proposed dormers in relation to the host dwelling and potential overlooking to neighbouring properties. The dormers were reduced in depth and height and would be approximately 2.5m deep, 7.15m in length, and 2.6m in height. The pitch of the main roof was also raised slightly which provides a better relationship to the proposed dormers. Whilst the raised pitch would result in approximately 0.77m of additional height, a maximum overall height of approximately 7m, in the context of the street scene the revised proposals would provide an appropriate visual transition between the three storey property to the west, which is also gable ended with a front balcony, and the hipped roof bungalow to the east. It is also noted that the proposals would maintain the existing building line and would be well set back from the Bembridge Drive. The revised proposals are therefore considered to be acceptable.
- 7.5 The materials proposed are roof tiles and hanging tiles to match the tiling of the existing dwelling and wood effect fibre cement cladding boards in light grey. The hanging tiles would be to the proposed dormers and rear gable with cladding applied to the front gable and balcony reveal. Several properties within the street display cladding boards, notably No.15 Culver Drive adjacent which is clad in grey to the upper floors. Proposed fenestration would also match the existing dwelling. The materials are therefore deemed to be acceptable.
- 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 To the north is No.13 Culver Drive, a detached bungalow set at a right angle to the application site such that the garden of No.13 is behind the host dwelling. Whilst there would be no direct views between windows, concerns were raised following the site visit over the relatively short distance of approximately 5.4m between the proposed north facing first floor windows and the shared boundary. All first floor windows to the side and rear were subsequently revised to be either high-level or obscure-glazed and a condition is recommended to secure this in the interest of neighbour amenity. The roof alterations would not affect the existing flat roofed rear extension and would not result in a significant loss of light or outlook to the rear garden of No.13. Consequently, the impact to this dwelling is considered to be limited and acceptable.

- 7.8 To the west is No.15 Culver Drive, which is a large three storey detached dwelling set approximately 6.4m away from the host dwelling that has been variously extended and altered. The main access to the dwelling is from Culver Drive and the property has a large lawned amenity area and pool to the south which is screened from Culver Drive by high hedge planting. The amenity area is, however, visible from Bembridge Drive over a low horizontal boarded fence where there is an area of hard standing providing additional parking, and is also visible from the raised terraced area of the application site. No.15 also has a small courtyard space to the east. The majority of the property's east facing windows are secondary, serving cupboards, a ground floor W.C. and a ground floor utility room. However, there is also a ground floor bay window to a kitchen, a first floor bedroom window, and a second floor window to an attic room. The attic room would not be impacted by the proposals as it would be above the proposed ridgeline. In the interests of neighbour privacy, the proposed west facing dormer windows have been made obscure-glazed and this will be secured by a condition. The proposed balcony to the front would be inset within the proposed gable roof and fully screened to both sides to prevent undue overlooking towards the amenity space of No.15, although, as noted above, the amenity space is already partially visible both from the application site and Bembridge Drive. Overall, the impact to No.15 is considered to be limited and acceptable.
- 7.9 No.19 Bembridge Drive lies to the east and is a similar style hipped roof bungalow to the host dwelling. The site layouts are also similar, with No.19 having a large lawned area providing most of the amenity space and parking to the front and a small private courtyard to the rear. The existing lawned area is open to Bembridge Drive over a low picket fence with brick piers. No.19 has a small south facing conservatory addition at the front to the main living area with a secondary window to this room facing west. There are also west facing kitchen windows, the rearmost of which is obscure glazed, and a north facing obscure glazed kitchen door. Although the area to the front is clearly visible to the public realm concerns were raised regarding potential overlooking to the private rear courtyard and the proposed dormer windows were subsequently made obscure glazed. It is noted that outlook and light to the existing kitchen windows is very restricted as they are set approximately 1.5m from the side wall of the host dwelling, whilst the proposed dormers would be set back within the main roof at a distance of at least 3m. The revised design is considered to have a limited and acceptable impact on No.19.
- 7.10 Opposite the site to the south are Nos.46 and 48 Bembridge Drive. Given that the proposed front facing balcony would be set away from the front boundary of these properties by approximately 45m, and that the frontages of these properties are already visible from Bembridge Drive, the impact to these Nos.46 and 48 is considered to be minimal. There are no other properties immediately adjacent.
- 7.11 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy 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) Parking provision

- 7.12 The proposals would increase the number of bedrooms from three to four and therefore sufficient parking for three vehicles is required. The agent has provided drawings indicating that there is sufficient parking available within the existing hardstanding at the front of the site for at least three vehicles, thereby meeting the requirements specified in the Havant Borough Council Parking SPD (2016) and in accordance with Policy DM13.

(v) Flood risk

- 7.13 The proposal is within Flood Zones 2 and 3. The agent has provided the required Flood Risk Assessment and has indicated that floor levels within the proposed development will be set no lower than existing levels and that flood mitigation and resilience techniques will be incorporated into the build where appropriate. This is satisfactory in meeting the requirements of Policy CS15.

(vi) Biodiversity Net Gain (BNG)

- 7.14 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

8 Conclusions

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, would have a limited and acceptable impact on the neighbouring properties and would be acceptable in flood risk terms. On this basis it is recommended for approval.

9. **RECOMMENDATION:**

That the Development Manger be authorised to **GRANT PERMISSION** for application APP/25/00494 subject to the following conditions

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:

Location and Block Plans 25001 100
Proposed Plans 25001 102A
Proposed Elevations 25001 103 B
Proposed 3D Front View

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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the window in the first floor gable end on the elevation facing north shall be fitted with, to a height of no less than 1.7m above finished floor level, textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and a 100mm restrictor arm and shall be 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 extension building hereby permitted the dormer windows in the first floor on the side elevations facing east and west shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) 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.

Informatives:

- 1 In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

- Offering a pre-application advice service, and
- Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- You were updated about issues after the initial site visit.