

Havant Borough Council
Planning Department
Public Service Plaza
Civic Centre Road
Havant
Hampshire
PO9 2AX

FAO Selina Donophy Case Officer

15th November 2022

Dear Ms Donophy,

Your Reference: APP/22/00965

Site Address: 2 Bembridge Drive, Hayling Island, PO11 9LU

Proposed Addition of new second floor with balconies to first and second floor, three storey front extension, new double garage and general remodelling

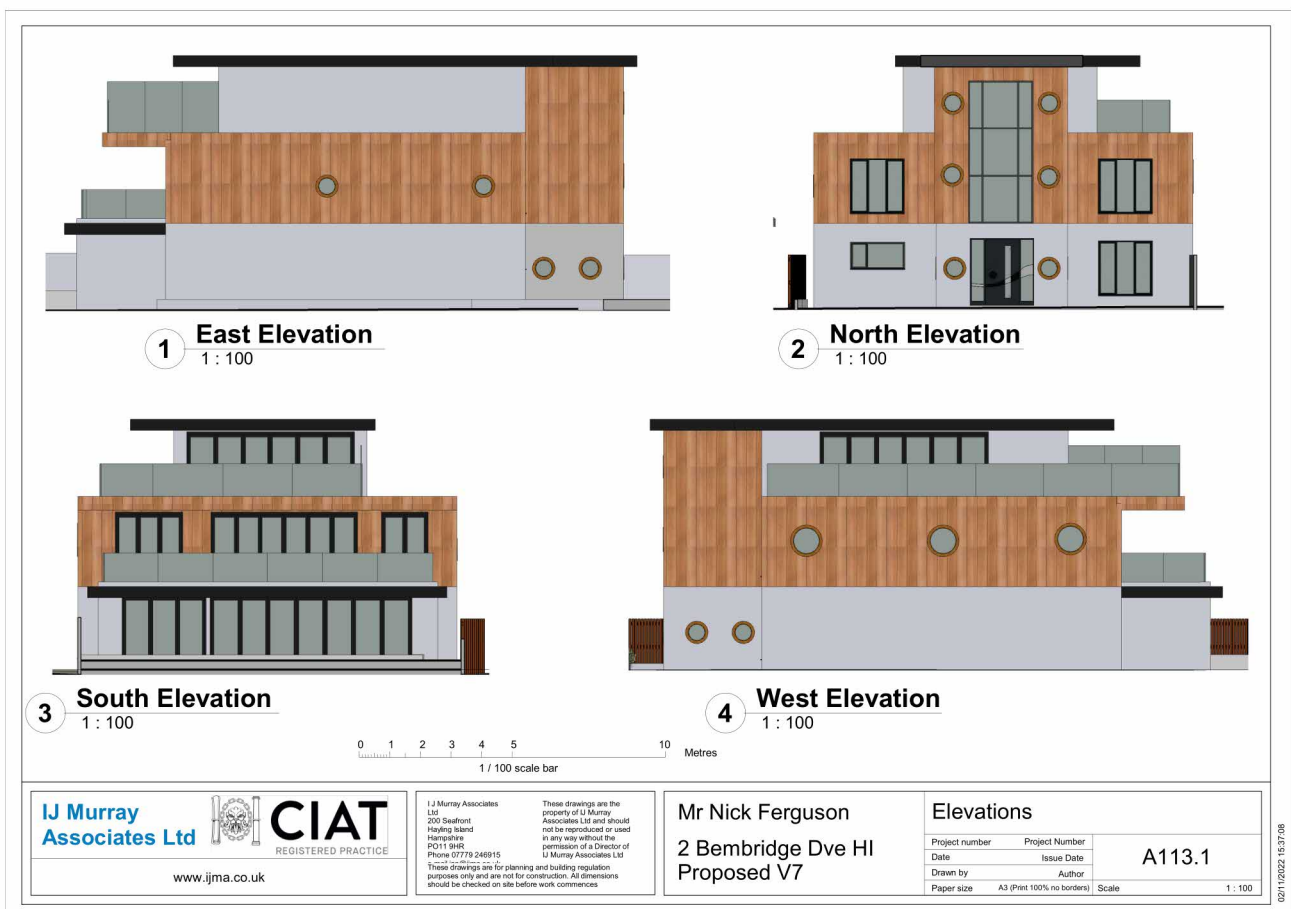
I act on behalf of [REDACTED]
Hayling Island, neighbours to the application site. I also act for [REDACTED]
[REDACTED]

I have reviewed the revised plans with my clients and we maintain the objection and have the following comments based on the comments of the Planning Department in respect of the design of [REDACTED] and the additional plans submitted. These additional comments should be read in conjunction with the original objection dated 28th October 2022.

My client's maintain their strong objections to the application proposals which do not deliver a high quality, well-designed, residential development required by Policy CS 16 of the Havant Borough Core Strategy (HBCS). For these reasons, they request that planning permission for the application proposals should be refused.

The Revised Elevations and Design of the Building

The revised elevations are shown in Plan A113.1 below



The revised elevations cause particular concern regarding the balcony on the first and second floors and the potential for overlooking and loss of residential amenity. The first floor balcony covers virtually the entire width of the south elevation and is overbearing and intrusive. The materials have not been confirmed and it is not clear if the balcony screen is transparent. In any event it appears to be 0.9m high and will result in severe overlooking of the [REDACTED] as people will be able to stand at the screen and look into the garden of the neighbouring house.. The same concerns apply to the second floor balcony and screen.

My clients object to the overall design concept with a flat roof and box shape which is inappropriate to this location. Indeed, the design approach conflicts with advice given to my client by Havant Borough Council, when the design for their house was being discussed with the Planning Department in 2019.

I have set out below elevations from a 2019 planning application for my client's house which was withdrawn at the request of the planning officer and the response and advice of Steve Weaver, Development Manager.

The withdrawn 2019 application designs for my clients' house also contained a walkout first floor balcony that is almost identical to the current application as can be seen from the plan below. The application drawing shows a similar balcony which was considered unacceptable but with additional windows.



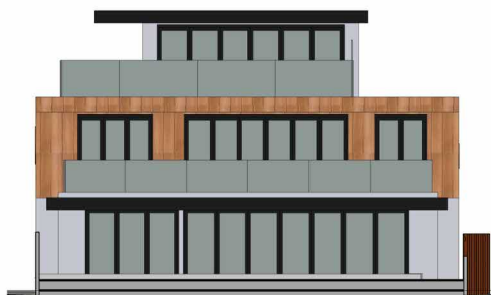
Front Elevation



Rear Elevation

Rev	Amendments	Date

The
with



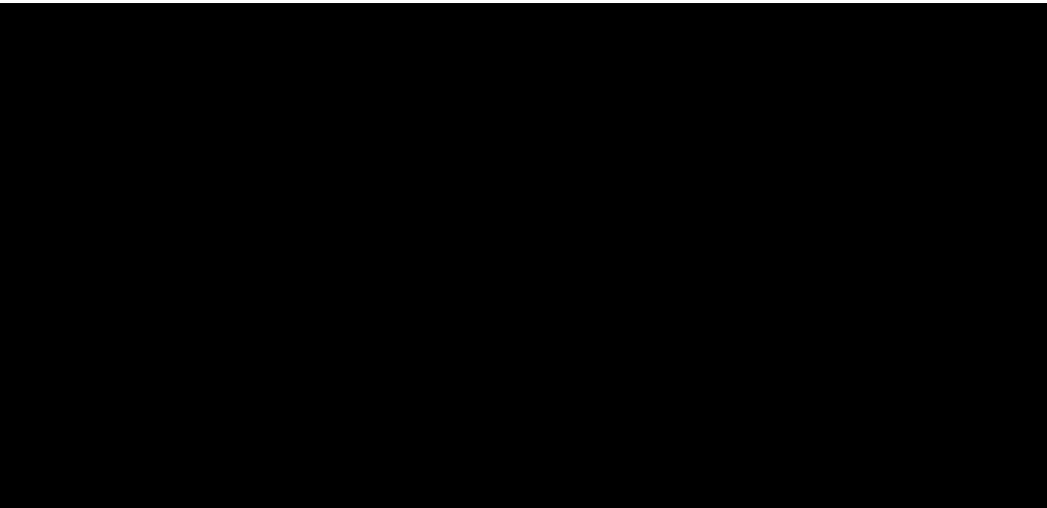
3

South Elevation

1 : 100

The 2022 application design for 2 Bembridge Drive with an identical first floor balcony and additional windows.

The response to the withdrawn 2019 application is set out below,



I can confirm that I have had the opportunity to discuss your application with Tina Pickup, and have also visited the Bembridge Drive estate to further familiarise myself with the site and its context. In the light of these activities I would offer the following comments on the scope for your prospective redevelopment of [REDACTED]

Firstly, I can fully understand your desire to take advantage of the site's location and maximise views out to the Solent, as we discussed in our telephone conversation. That said, having visited the site I can see that it is somewhat hemmed in by the proximity of adjoining buildings, with the flat

roofed two-storey scale of [REDACTED] and the much more diminutive bungalow [REDACTED]. Current planning policies look to new development to respect its context, in order to relate sympathetically to its surroundings both in built form and in terms of the impact on the amenity of adjoining occupiers.

Together, I feel the proximity and limited scale of the buildings adjoining [REDACTED] mean that a more considered approach to the siting and bulk of the proposed replacement dwelling will need to be taken in order to avoid it appearing visually cramped and overdeveloped, dominating the adjoining buildings in terms of scale.

I note the other examples of dwellings provided in your attachment. In relation to these, I note that [REDACTED] is only two-storey in scale (albeit with a glazed gable) with a significant amount of space to its western side, and thus has a more spacious setting than your property. With regard to the recently constructed dwellings at Nos. 76 and 78 Southwood Road, whilst exhibiting some bulk they are again of two-storey scale only; are closely aligned in scale with one another; and do not assert themselves in street scene and promenade views given the context of larger roofscapes immediately adjacent. The other Bembridge Drive examples in your photos in some cases pre-date current planning policies, and some of the spatial relationships are not what the Council would wish to see replicated. They also tend to enjoy a more recessive position relative to views from the promenade, and more closely resemble the scale of adjoining dwellings. Perhaps the closest example of a bungalow being converted to provide upper floor accommodation to deliver views over the Solent is at No.44, a modest contemporary approach.

The various explorations of alternative design that have been undertaken between your architect and Tina Pickup to my mind demonstrate the difficulty of successfully accommodating a three storey building on this site, with the breadth of the ground floor footprint of the existing bungalow clearly being a significant influence on the resulting scale and bulk of the extended dwelling, both as viewed in the Bembridge Drive street scene and the promenade. I wonder therefore to what extent it is necessary to introduce that second floor element when there are many examples of two-storey dwellings along the promenade which have achieved good quality aspects to the Solent.

Having discussed this case further with Tina Pickup, and in an effort to stimulate ideas for how to move matters forward, **I attach a photo of a recent redevelopment which, whilst not in a sea front setting, has had similar constraints in terms of adjoining buildings to your own.**

You will note that whilst the footprint of the ground floor of the building is relatively broad, the scale of the development as it progresses through the first floor is taken away from the boundaries to introduce a pleasing sense of space about the building. Also, the detailing of the front elevation adds interest to what might otherwise have been a bland flat frontage.

Whilst I acknowledge that the scale of this example does not deliver the room in the roof that you are looking for, in applying the same principles to your own plot - perhaps a more restrained version of No. 48 - will hopefully help deliver a building of interest that fits well on the plot in relation to the closely adjoining buildings, and also delivers some of the key design objectives for the plot (i.e. elevated views south) that you are looking for. (my emphasis)

I hope that these comments will provide some useful food for thought and enable a revised scheme to be successfully devised. If you have seen some examples whilst you were away which appear to fit with these criteria please forward me some photos and I would be happy to discuss them with Tina Pickup following our respective leave commitments (Tina is currently away until 9th September; I am away after tomorrow until the 10th and I regret I will not have the capacity to undertake further work associated with this case until my return).

Kind regards

Steve Weaver
Development Manager
Planning Services
Direct Dial Telephone Number (023) 9244 6512 Havant Borough Council, Public
Service Plaza, Civic Centre Road, Havant PO9 2AX

Email: steve.weaver@havant.gov.uk

The design style advised by Havant BC Development Manager.



In my first objection letter I emphasised the need for consistency in decision making when determining planning applications. It is clear that based on the designs above and the correspondence it cannot be consistent to support the design of the current application which includes a flat roof and a bulky box style building.

An appropriate design style for this site is as set out by Steve Weaver and in the photograph he provided and in the finished built form of [REDACTED]

The current application design is inappropriate to this location and is considered to be an alien intrusion, entirely out of character with the area.

In line with the advice in paragraph 134 of the NPPF, set out below, poor design should be refused,

Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design ⁵², taking into account any local design guidance and supplementary planning documents such as design guides and codes

⁵² Contained in the National Design Guide and National Model Design Code.

SUMMARY AND CONCLUSIONS

The proposal for a three storey dwelling at 2 Bembridge Drive conflicts with National and Local Planning policy.

The proposal will result in unacceptable impact on the amenity of adjoining properties including [REDACTED] There will be unacceptable overlooking, loss of privacy and loss of light which will cause serious harm to the occupiers of neighbouring properties.

The proposed external appearance of the building with three storeys is a poor design and results in an unattractive building out of character with the area. The incoherent design of the building fails the tests in the NPPF regarding well designed developments. In accordance with the NPPF advice poorly designed proposals should be refused.

It is clear from the floorplans that ultimately this application is an attempt to establish five apartments, as the internal staircase would allow self-contained flats to be established. This is planning by stealth, and it appears that the application is attempting to establish a fallback position where approval of this application would be used to justify a planning application to create for flats.

The proposal will therefore be harmful to,

- i. the residential amenity and privacy of surrounding dwellings due to overlooking.
- ii. the character of the area and street scene due to a poorly designed building.
- iii. result in loss of light to [REDACTED]

The application should be refused as there are significant and substantial material planning objections to the application. The adverse impact of the proposal significantly and demonstrably outweighs any benefits.

It is respectfully requested that the application is refused for the reasons set out above.

For all the reasons set out in this letter, it is clear that planning permission cannot be granted for the proposal in its current format.

It is requested that these representations are taken into account in Havant BC consideration of the application. I would be grateful to be notified if additional information is submitted by the applicant and if the application is to be presented to a Planning Committee we would wish to attend.

Finally, please can you acknowledge receipt of these representations by return email.

Yours faithfully



Andrew Burgess BA Hons MRTPI FRSA
Managing Director

