

HAVANT BOROUGH COUNCIL
PUBLIC SERVICE PLAZA
CIVIC CENTRE ROAD
HAVANT
HAMPSHIRE PO9 2AX



Havant
BOROUGH COUNCIL

Telephone: 023 9244 6019
Website: www.havant.gov.uk

14 November 2023

SUMMONS

Dear Councillor

You are requested to attend the following meeting:

Meeting: Planning Committee
Date: Thursday 23 November 2023
Time: 5.00 pm
Venue: Hurstwood Room, Public Service Plaza, Civic Centre Road,
Havant, Hampshire PO9 2AX

The business to be transacted is set out below:

Steve Jordan
Chief Executive

PLANNING COMMITTEE MEMBERSHIP

Membership: Councillor Keast (Chairman)
Councillors Patrick (Vice-Chairman), Coates, Denton, Linger, Rason and Weeks
Standing Deputies: Councillors Blades, Milne, Patel and Scannell

Contact Officer: Ernest Lam 02 392446350
Email: ernest.lam@havant.gov.uk

AGENDA

Can Councillors Please Submit Any Detailed Technical Questions On The Items Included In This Agenda To The Contact Officer At Least 4 Hours Before The Meeting Starts.

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1 Apologies for Absence	
To receive and record any apologies for absence.	
2 Minutes	1 - 8
To approve the minutes of the Planning Committee held on 21 September 2023, and the minutes of the Site Viewing Working Party held on 26 October 2023.	
3 Declarations of Interests	
To receive and record any declarations of interests from Members present.	
4 Matters to be Considered for Deferment or Site Viewing	
To consider matters for deferment or site viewing.	
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5(a) APP/23/00518 - 2 Bembridge Drive, Hayling Island, PO11 9LU	13 - 76
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[Additional Documents](#)

GENERAL INFORMATION

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Public Attendance and Participation

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The Council has a scheme whereby objectors, supporters, applicants, agents, County Councillors and Havant Borough Councillors, who are not attending as members of the Planning Committee, may submit their views to the Committee either:

- (i) by submitting a written statement; or
- (ii) asking to address the Committee at the meeting. When requesting this, a statement ("deputation statement") must be provided in advance, setting out the issues you want to raise with the Committee.

The main features of the scheme are:

- Written statements or requests to speak will only be accepted if they relate to a specific application included in the agenda for a Planning Committee meeting
- Written statements and deputation statements must be no longer than 750 words except for Havant Borough Councillors, who have a limit of 1500 words

- Written statements and requests to speak (including a copy of the deputation statement) must be received by democraticservices@havant.gov.uk by no later than 48 hours before the start of the meeting. Any written submissions or requests to speak received after this deadline will be rejected.
- A request to speak at a meeting which is not supported by a deputation statement will be rejected.
- No more than 2 people may speak against an application
- No more than 2 people may speak in support of an application
- No more than 2 County Councillors may speak on an application
- Requests to speak will be accepted on a first come, first serve basis.
- Written submissions and deputation statements that have accepted will be published on the Council's website.

Further details are set out in the Council's [Constitution](#) and the [Speaking at Planning Committees Guidelines](#).

If there has been a summary text within six months of any previous appearance on the same or similar topic (irrespective of whether or not the member(s) of the summary text might be different) then no such new summary text will be received until that time limit has expired. However, "same or similar topic" does not apply to applications for planning permission considered by the Planning Committee.

Written Summary texts may be sent to:

By Email to: DemocraticServices@havant.gov.uk

By Post to :

Democratic Services Officer
 Havant Borough Council
 Public Service Plaza
 Civic Centre Road
 Havant, Hants P09 2AX

Delivered at:

Havant Borough Council
 Public Service Plaza
 Civic Centre Road
 Havant, Hants P09 2AX

marked for the Attention of the "Democratic Services Team"

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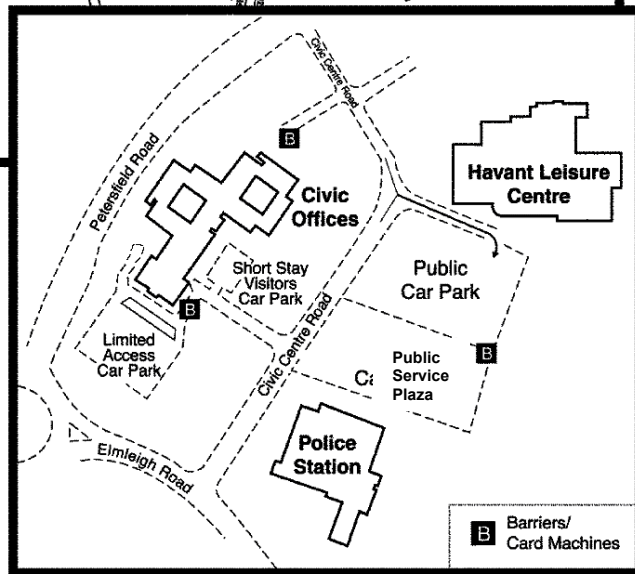
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HAVANT BOROUGH COUNCIL

At a meeting of the Planning Committee held on 21 September 2023

Present

Councillor Keast (Chairman)

Councillors Patrick (Vice-Chairman), Coates, Denton, Linger and Rason

Other Councillors Present:

Councillor(s): Diamond

40 Apologies for Absence

Apologies for absence were received from Councillor Weeks.

41 Minutes

RESOLVED that the minutes of the Planning Committee held on 31 August 2023 and the minutes of the Site Viewing Working Party held on 14 September 2023 be approved as a true record and signed by the Chairman.

42 Declarations of Interests

Councillor's Name	Agenda Item No.	Pecuniary or Non Pecuniary Interest	Reason
Councillor Coates	5(a)	Non Pecuniary	As Councillor Coates had requested Agenda Item 5(a) to go on to Planning Committee, he has decided not to take part in the debate or vote on this item.

43 Matters to be Considered for Deferment or Site Viewing

There were no matters to be considered for site viewing and deferment.

44 APP/23/00215 - The Gable, 32 Fishery Lane, Hayling Island, PO11 9NR

(The site was viewed by the Site Viewing Working Party)

Proposal: Replacement of existing gates with 1.8m high timber gates and extension of associated brick piers.

The Committee considered the written report and recommendation from the Head of Planning to grant permission.

The Committee received supplementary information, circulated prior to the meeting, which included:

1. a written deputation submitted by Mr Colborne

The officers commented on the issues raised in the written deputation as follows:

- All the matters that were raised in the deputation have been covered in the report.
- The reference to a tree that was subject to a tree preservation order on the site would not be material to the application.

In response to questions from members of the Committee, officers clarified that:

- a. If there were to be any easement issues, it would be a private matter between the parties involved.

The Committee discussed the application in detail together with the views raised by deputees.

RESOLVED that application APP/23/00215 be granted permission 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 20 March 2023
Location Plan - Received 20 March 2023
Block Plan - Received 20 March 2023
Existing Plan - Received 20 March 2023
Existing and Proposed Elevations - Received 20 March 2023
Proposed Plan - Received 20 March 2023
Proposed Location and Block Plan - Received 20 March 2023

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 The entrance gates hereby permitted located to the front boundary shall be inwards opening only, unless otherwise agreed in writing with the Local Planning Authority.
Reason: To prevent obstruction of the footway and to promote highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Appendices:

- (A) Location Plan
- (B) Block Plan
- (C) Existing Floor Plan
- (D) Proposed Floor Plan
- (E) Existing and Proposed Elevations
- (F) Photographs of Similar Development

45 APP/23/00112 - Dale Lodge, 172 The Dale, Waterlooville, PO7 5JE

(The site was viewed by the Site Viewing Working Party)

Proposal: Erection of 1No. dwelling with 2No. car parking spaces, cycle & bin storage

The Committee considered the written report and recommendation from the Head of Planning to grant permission.

The Committee received supplementary information, circulated prior to the meeting, which included:

1. Written deputations submitted by
 - a. Councillor Diamond
 - b. Mr Morris, the applicant's agent
 - c. Mr Lancaster
 - d. Ms Clements
 - e. Mr Simmons
2. An update paper

The Committee was addressed by:

1. Councillor Diamond, who reiterated the issues set out in the written deputation.

In response to questions from members of the Committee, Councillor Diamond pointed out the access to the side is not acceptable as there is a school nearby, which already generates plenty of traffic.

Councillor Diamond also pointed out that at the moment she was not aware of any complaints of parking problems in the Widley Gardens in the hammerhead.

2. Mr Morris, the applicant's agent, who reiterated the issues set out in the written deputation submitted on behalf of the applicant.

In response to questions from members of the Committee, Mr Morris pointed out that he was familiar with developing near schools. Rules and regulations would be laid down prior to commencement of the development.

Mr Morris added that the development would take around four months to complete. Vans would be used to access the site during the development in order to reduce the inconvenience which were to be brought to the neighbourhood.

In addition, Mr Morris stated that with reasonable co-operation among neighbours, the access road could be clear from parked cars.

Mr Morris also stated that it would be more convenient for owners of the property to take their bins out from the access to Widley Gardens than walk 30 metres up the alternative access track.

Mr Morris added that it would be inappropriate for any contractors to park and block the access route towards Widley Gardens. During the development, the site would be able to accommodate 7 transit vans.

The officers commented on the issues raised by public speakers and in the written submissions as follows:

- The site would not have a detrimental impact on occupiers of the properties to the south.
- Backland development could provide housing for the Borough.
- Due to the size of the plot and the separation distances between existing properties, the site would be a suitable location for a dwelling.
- 2 parking spaces to the rear of the site would be reasonable and has been granted similarly in other places.
- The Highway Authority had raised no objection to the proposed development.
- There are no planning reasons that would deem the refuse bin location in Widley Gardens being inappropriate.

- There were no objections from Southern Water regarding foul and surface water drainage. The Council's Drainage Team raised no objection on surface water grounds.
- Since the site cannot be viewed from the public realm, the proposal would not have an adverse impact on the character and appearance of the area.

In response to questions from members of the Committee, officers stated that:

- a) Private access would not be within the jurisdiction of the Highway Authority.
- b) Conditions 4 and 5 had removed a number of permitted development rights in the application, which included the construction of extension, and rear dormers in the roof.
- c) If permitted development rights were exercised for outbuildings, it would not necessarily impact adjoining neighbourhood properties.
- d) There would be a number of trees replaced around the site.
- e) The intention of planting of trees to the south of the site would not materially block sunlight coming from the south.
- f) The hedging along the western boundary would be replaced by a beech hedge.
- g) The beech hedge replacement would be carried out as secured by Condition 14 in the report.

The Committee discussed the application in detail together with the views raised by deputees.

The Committee considered the layout and the size of the site, and suggested that the site would be too small for backland development. The proposed dwelling would also be relatively dark for occupants as there were to be planting and high walls surrounding the house.

The Committee also raised concerns for flooding in the site as the site would be located in a flood zone. Furthermore, the Committee also argued that the view from the house would not be pleasant as it looks out to a tiny lane and to the sides of surrounding buildings.

In addition, the Committee considered the turning of vehicles down the lane would be difficult due to 2 existing garages off the driveway. The Committee also raised concerns around the increase of traffic at the access lane during the construction of the site.

The meeting was adjourned at 6:33 pm to allow officers time to put together a summary reason for refusal. The meeting resumed at 6:38 pm.

In view of the Committee's concerns, officers put forward a summary reason for refusal, and was voted on.

RESOLVED that application APP/23/00112 be refused for the following reason:

The location and design of the proposal would result in an unacceptable layout in a confined plot which would result in significant harm to the locality, contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

The meeting commenced at 5.00 pm and concluded at 6.42 pm

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Chairman

HAVANT BOROUGH COUNCIL

At a meeting of the Site Viewing Working Party held on 26 October 2023

Present

Councillor: Keast (Chairman)

Councillors: Coates, Rason and Weeks

Other Councillor(s): Turner
Councillors

Officers: Ernest Lam, Democratic Services Officer
Steve Weaver, Development Manager
David Eaves, Principal Planning Officer

46 Apologies

Apologies for absence were received from Councillor Linger.

47 Declarations of Interests

There were no declarations of interests relating to matters on the agenda.

48 APP/23/00518 - 2 Bembridge Drive, Hayling Island, PO11 9LU

Proposal: Creation of new second floor, balconies to first and second floors, three storey front extension, first and second floor rear extensions and erection of new double garage.

The site was viewed at the request by a ward member that this application be determined by the Planning Committee.

The Working Party received a report by the Executive Head of Place.

The Working Party viewed the site, the subject of the application, to assess whether there were any additional matters that should be considered by the Planning Committee.

In addition to viewing the application site, the Working Party also viewed the site from 4 Bembridge Drive.

RESOLVED that, based on the site inspection and information available at the time, the following additional information be provided to the Planning Committee:

- (a) Projection forward from the existing dwelling to the southern (sea front) side.

The meeting commenced at 1.00 pm and concluded at 3.50 pm

.....
Chairman

HAVANT BOROUGH COUNCIL

Planning Committee

APPLICATIONS FOR DEVELOPMENT AND OTHER DEVELOPMENT CONTROL MATTERS REPORT BY THE EXECUTIVE HEAD OF PLACE

Applications to be determined by the Council as the Local Planning Authority

Members are advised that all planning applications have been publicised in accordance with the Code of Practice for Publicity of Planning Applications approved at Minute 207/25/6/92, and have been referred to the Planning Committee in accordance with the Delegation Procedure for Determining Planning Applications 'Red Card System' approved at minutes 86(1)/4/97 and 19/12/97.

All views of consultees, amenity bodies and local residents will be summarised in the relevant report only if received prior to the report being prepared, **otherwise** only those views contrary to the recommendation of the Head of Planning will be reported **verbally** at the meeting of the Planning Committee.

Members are reminded that all letters received are placed upon the application file and are available for Planning Committee Members to read on request. Where a member has concerns on such matters, they should speak directly to the officer dealing with the planning application or other development control matter, and if appropriate make the time available to inspect the file and the correspondence thereon prior to the meeting of the Planning Committee.

The coded conditions and reasons for refusal included in the recommendations are set out in full in the Council's Manual of Model Conditions and Reasons for Refusal. The standard conditions may be modified to meet the specific circumstances of each individual application. Members are advised to bring their copies to the meeting of the Planning Committee.

In reaching decisions on the applications for development and other development control matters regard should be paid to the approved development plan, all other material considerations, the views of consultees, the recommendations of the Head of Planning, and where applicable the views of the Site Viewing Working Party.

The following abbreviations are frequently used in the officers' reports:

HPS	Head of Planning Services
HCSPR	Hampshire County Structure Plan - Review
HBLP	Havant Borough Local Plan (comprising the adopted Core Strategy 2011 and saved policies from the District Wide Local Plan 2005. A related emerging document is the Draft Allocations Plan 2012)
HWLP	Hampshire, Portsmouth & Southampton Minerals & Waste Local Plan
NPPF	National Planning Policy Framework 2012
HBCCAR	Havant Borough Council Conservation Area Review
AONB	Area of Outstanding Natural Beauty
CA	Conservation Area
LB	Listed Building included in the list of Buildings of Architectural or Historic Interest
SAC	Special Area of Conservation
SINC	Site of Importance for Nature Conservation
SPA	Site identified as a Special Protection Area for the protection of birds under the Ramsar Convention
SSSI	Site of Special Scientific Interest
FP	Definitive Footpath
POS	Public Open Space
TPO	Tree Preservation Order
HBC	Havant Borough Council
GPDO	Town & Country Planning (General Permitted Development) Order
DMPO	Town & Country Planning (Development Management Procedure)(England) Order 2010 amended
UCO	Town & Country Planning (Use Classes) Order
S106	Section 106 Agreement
Ha.	Hectare(s)
m.	Metre(s)

RECOMMENDATIONS

To reach decisions on the applications for development and other matters having regard to the approved development plan, all other material considerations, the views of consultees, the recommendations of the Head of Planning, and where applicable the views of the Site Viewing Working Party.

Implications

Resources:

None unless detailed in attached report.

Legal:

Details set in the individual reports

Strategy:

The efficient determination of applications and making of other decisions under the Town & Country Planning Acts in an open manner, consistent with the Council's planning policies, Regional Guidance and Central Government Advice and Regulations seeks to ensure the appropriate use of land in the public interest by the protection and enhancement of the natural and historic environment; the promotion of the economy; the re-use of existing buildings and redevelopment of 'brownfield' sites; and the promotion of higher densities and good quality design in all new development all of which matters assist in promoting the aims of the Council's Community Strategy.

Risks:

Details set out in the individual reports

Communications:

Details set out in the individual reports

Background Papers:

Individual Applications with Case Officers

Alex Robinson
Executive Head of Place

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2 Planning History

93/58159/000 - Proposed balcony at rear. Permitted 10/05/1993

APP/22/00084 - Prior Approval for the enlargement of a dwellinghouse consisting of the construction of up to two additional storeys, immediately above the topmost storey of the dwellinghouse, with a maximum height of 12.1 metres, together with any engineering operations reasonably necessary for the purpose of that construction. Prior Approval Required and Refused 23/03/2022.

APP/22/00965 - Addition of new second floor with balconies to first and second floor, three storey front extension, new double garage and general remodelling. Permitted 06/12/2022

Officer comment: *The approved plans for this earlier approved scheme can be found at Appendices O and P of this report.*

3 Proposal

- 3.1 Creation of new second floor, balconies to first and second floors, three storey front extension, first and second floor rear extensions and erection of new double garage. The application amounts to a revised version of previous application APP/22/00965, adding balconies to the front and rear elevations as well as extending the rear elevations further to the south.

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)
CS17 (Concentration and Distribution of Development within the Urban Areas)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

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

5 Statutory and Non Statutory Consultations

Councillor Leah Turner - Hayling East

Request received for application to be referred to Planning Committee, principally due to overlooking of adjacent property.

Councillor Mark Coates

No comment received

Councillor R Raines - Hayling East

No comment received

County Archaeologist

Thank you for your consultation. No known heritage assets are recorded within the proposed development and given the relatively limited scale of the proposal, 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: 21

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 14 - 7 Objections and 7 Support

Comments in support:

- Fresh and modern appearance
- Higher quality architecture and increased tourism
- Modernises the area

Comments in objection:

- The size would dominate Eastoke Corner
- Overlooking of the flats opposite
- Impact on view of the flats
- Large quantity of parking would be required
- The proposal would be converted into flats
- Has the appearance of a block of flats
- Cramped and bulky appearance within the plot
- Will tower over the neighbouring property
- Glare from the glass
- Loss of privacy to property next door
- Impact on light on windows next door

Officer comment: *The impact of the development on the character of the area and on adjoining residential properties is addressed in the 'Planning Considerations' section of the report below. With regard to concerns that the property would become a block of flats, this would require a separate planning permission. This proposal does not propose the use of the property as flats and must be considered as submitted.*

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 follows the approval of a previous application referenced APP/22/00965 which comprised of an additional storey as well as extensions and alterations to the building including a single storey rear extension, balconies and a three storey front extension. This current proposal seeks to add balconies to the front and rear elevations as well as extending the rear elevations further to the south.

7.4 In further detail this current proposal seeks to amend the previous permission in the following principal respects:

Ground floor:

- The main body of the dwelling at ground floor level would not be extended any further to the rear than previously approved (total depth 17.9m) although the sides would be extended out to come flush with the main side elevation walls, extending by approximately 70cms on each side from the design previously proposed where the rear extension sides were set in.
- Beyond the rear elevation at ground floor would lie the supporting pillars of the first floor rear balcony.

First floor:

- At the rear of the property the main body of the dwelling would extend at first floor level above the previously approved single storey rear extension and add a first floor balcony beyond that.
- In so doing the main body of the dwelling would increase from 15m in depth (as previously approved) to 17.9m (proposed). The rear balcony would project a further 2.3m beyond that with obscure glazed screening to the sides.
- Two balconies are proposed at first floor level to the front elevations in cantilever design which would have a depth of approximately 1.7m and these would serve the front two bedrooms.

Second floor:

- To the rear at second floor level the main body of the dwelling would increase from 13.2m in depth (as previously approved) to 14.7m (proposed). The rear balcony beyond would also increase in depth from 3.6m (as previously approved) to 4.6m (proposed), with obscure glazed screening to the sides.
- Taking these changes together the overall depth of the second storey would increase from 16.8m (as previously approved) to 19.3m (proposed).

- 7.5 It should be noted that there are no new windows proposed to any of the elevations (there is a slight re-positioning of one of the porthole windows to the east elevation which would be set 1m further to the south) and, as stated, the rear balconies would feature obscure glazing to the sides. The floor plan and position of the dwelling within the plot would remain generally the same as previously approved, with rooms extended towards the rear at first and second floor levels and to the sides at ground floor level.
- 7.6 When considering the scheme as approved under Planning Permission APP/22/00965, the officer report included the following assessment of the proposals:
- 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 . Rails 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.*
- 7.7 When considering the revisions to the scheme previously approved the proposed extensions are considered to be a generally modest increase from that previously approved - the ground floor extensions in particular would be minor in scale.
- 7.8 The proposed first floor extension would result in a longer side elevation wall with the additional 2.9m in depth and balcony beyond, however the building as approved is already of a reasonable depth and this would now project southwards to a similar level as No. 4 Bembridge Drive to the east which currently projects further towards the beach than No. 2.
- 7.9 At second floor level the extended depth would amount to approximately 1.5m in respect of the main extension, and when coupled with the extended balcony the development at second floor would project 2.5m further south than previously approved.
- 7.10 When this proposal is compared with the existing property as it stands, which has a depth of approximately 11.7m, the main body of the dwelling at ground and first floors can be seen to be extended by approximately 6.2m in total which would amount to just over half again added to the existing dwelling. Whilst a substantial addition this is not considered to be out of keeping with the depths of other buildings in the area, with No. 4 next door measuring approximately 19m in depth so these two resulting building depths would both be very similar.
- 7.11 With regard to the double garage, this is of an identical design and position within the plot to that approved under Planning Permission APP/22/00965. As such the previous considerations are considered to apply:

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.

7.12 The siting of this property is in a highly prominent location and therefore any alterations, particularly at elevated floor levels, will have a wider impact on the character of the area and this has been taken into consideration. With this in mind however, the revisions to the proposals are deemed to be relatively minor in scale when viewed in the context of the previous approval and the balcony additions, as noted above, are not considered to result in harmful mass and bulk. Balconies have already been approved to serve this property as part of the previous application and, whilst there is a generous amount of balcony area, balconies are not considered to be out of keeping in a sea front facing location such as this.

7.13 Overall the scale of the proposal is not judged to result in harm to the character of the area, noting the context of the beach location and the existing style of the building whereby the proposed changes are deemed to improve the appearance of the property as it stands. 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

7.14 To the east of the application site is No. 4 Bembridge Drive which is the immediate neighbouring property and which is sited within close proximity of No. 2. No. 4 has undergone various alterations over the past few years and this includes the recent addition of a first floor rear balcony. The impact of development on the amenities of No. 4 were considered as part of the previous application for the extensions at this property and there was not considered to be unacceptable harm to the amenities of that property from the proposed extensions, as follows:

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.

7.15 It is noted that this proposal seeks to further extend towards the rear, however there are no additional rooflights or side elevations towards the rear / side elevation of No. 4 to be impacted from the proposed first floor rear extension and the main body of the second floor extension would be minor in increased depth whereby no further harmful impact has been identified. In terms of overlooking, the balustrading (balcony screens) would be obscure glazed with a height of 1.7 metres on the sides that border with No. 4. This would mitigate against any overlooking.

7.16 On the opposite side of Bembridge Drive to the north of the application site are the flats at Bembridge House. The impact of the development on the amenities of these properties was assessed as part of the consideration of the previous application as follows:

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.

7.17 With regard to this revised scheme, two balconies are proposed to the front elevation which would face northwards towards these flats. They would be set back behind the front elevation extensions which were approved under the previous application and there would be over 20 metres separation distance between the balconies and the closest flats. This exceeds the minimum separation distance as specified in the Havant Borough Design Guide which is 20 metres. Whilst balconies would offer some level of increased view due to the potential to sit out on this space, it is noted that users would be more likely to make use of the rear balconies facing the sea front and the existing first floor already features a large Juliet balcony which would have a similar impact, allowing for the potential to sit and look back towards the flats. The impact on the view from the flats has already been assessed under the previous application and this proposal is not considered to change that. Overall, due to the existing situation and the separation distance meeting minimum requirements, the impact on the flats opposite is considered to be acceptable.

7.18 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).

(iv) Parking

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

(v) Flood risk

7.20 The 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

7.21 This revised proposal would result in 173sqm of additional floor area which is CIL liable – however the applicant has submitted a claim for residential extension exemption.

(vii) Ecology

7.22 The applicant is to be made aware that within 50 metres of the site is a notable and protected species – this, however, relates to flora within the vegetated shingle habitat to the south of the site and is not affected by the proposed development.

8 Conclusion

8.1 The proposed development is acceptable in principle, and when considered in the context of the previous planning permission is considered to be appropriate in terms of design and its impact on the character of the area. The revised proposals would have a limited and acceptable impact on the neighbouring properties, and would meet the requisite parking standard. Appropriate flood proofing measures would be incorporated in the design. On this basis the proposal is considered to be acceptable and it is recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00518 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:

13 July 2023 FLOOD RISK ASSESSMENT
04 Sep 2023 A113.1 AMENDED - PROPOSED ELEVATIONS
A118.3 RELATIONSHIP WITH NO.4
11 July 2023 A112 V9 PROPOSED GROUND, FIRST AND SECOND
FLOOR PLANS
11 July 2023 A111 PROPOSED LOCATION AND BLOCK PLANS
11 July 2023 A114 PROPOSED SITE SECTIONS
11 July 2023 A116 PROPOSED GARAGE FLOOR PLAN AND
ELEVATIONS
MATERIALS SAMPLE UPLOADED ON THE 05.09.2023

Also considered in relation to the application:

10 Aug 2023 A112 V9 PROPOSED FLOOR WITH OVERLAY

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 13.07.2023.

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 balconies hereby approved commencing the approved screens on the east elevation shall be erected in the approved position and height as shown on drawing 'A113.1 Amended Proposed elevations' received on the 04.09.2023 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.

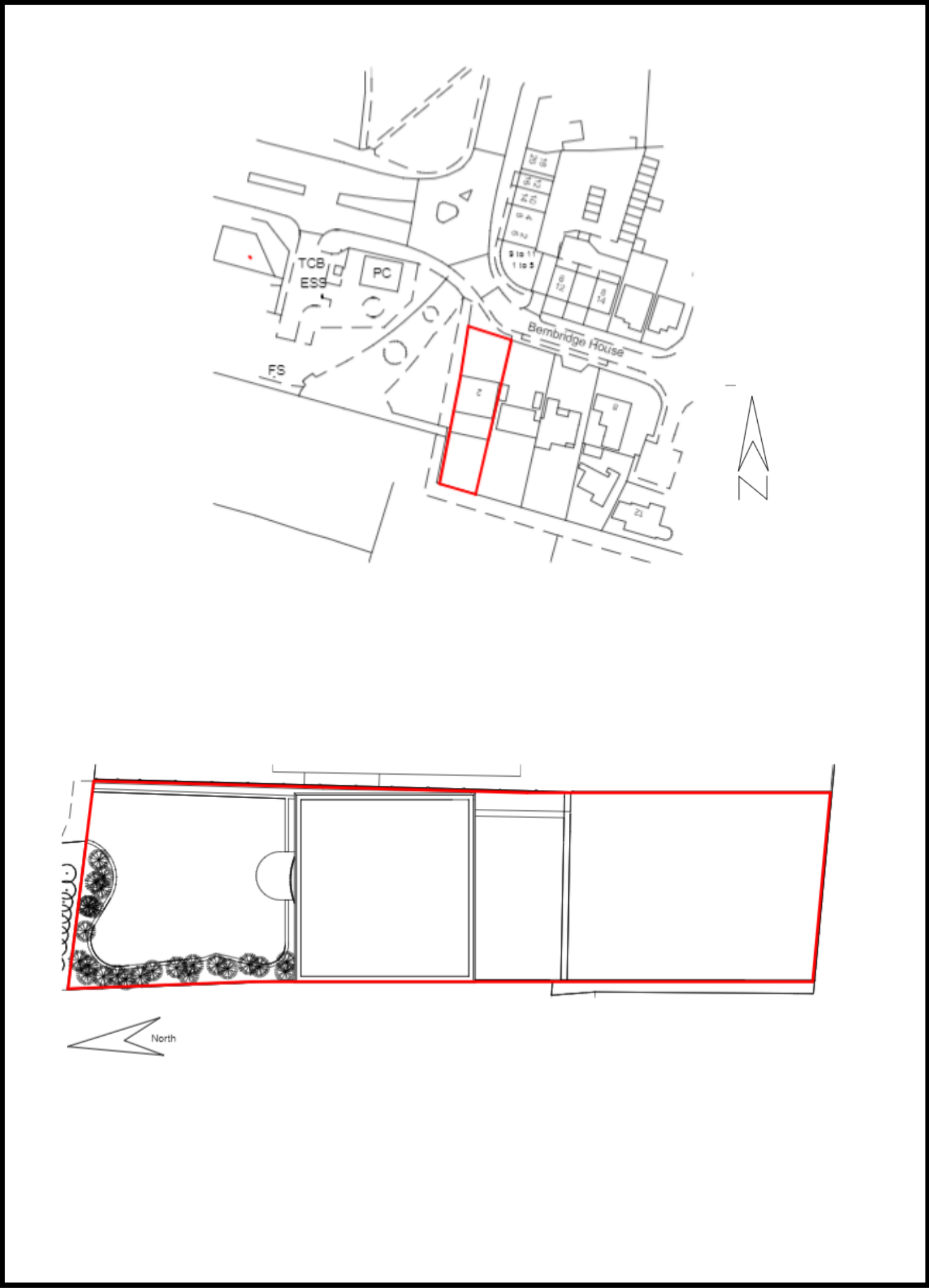
- 5 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

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.

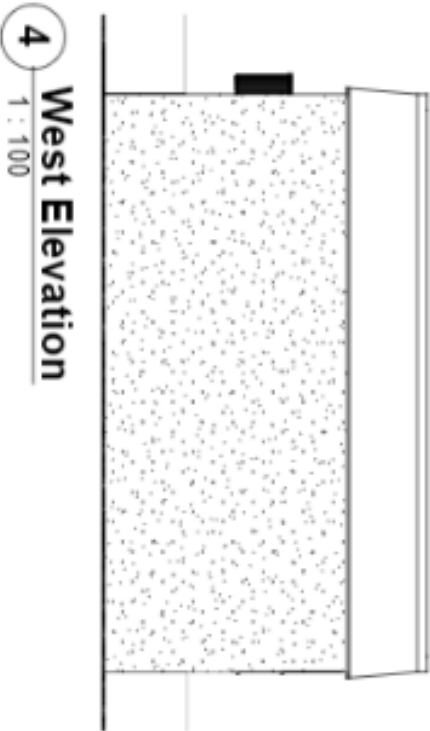
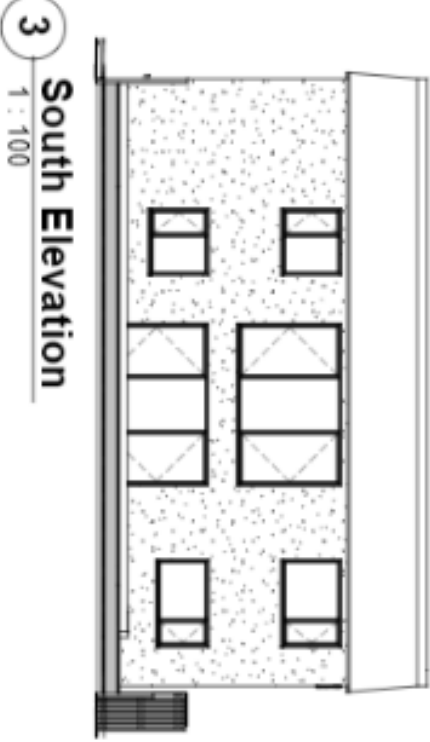
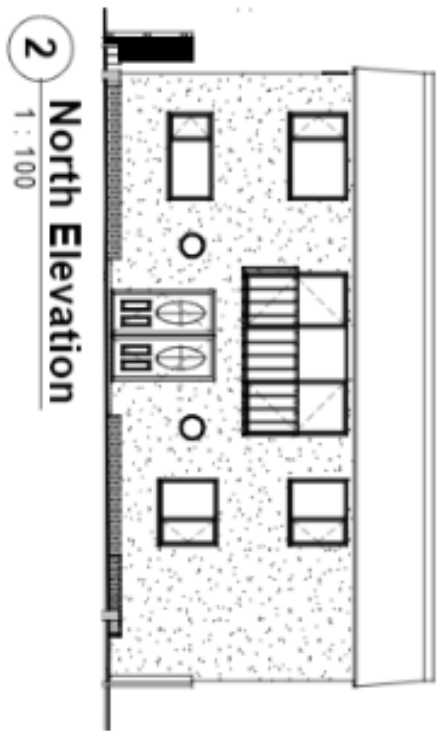
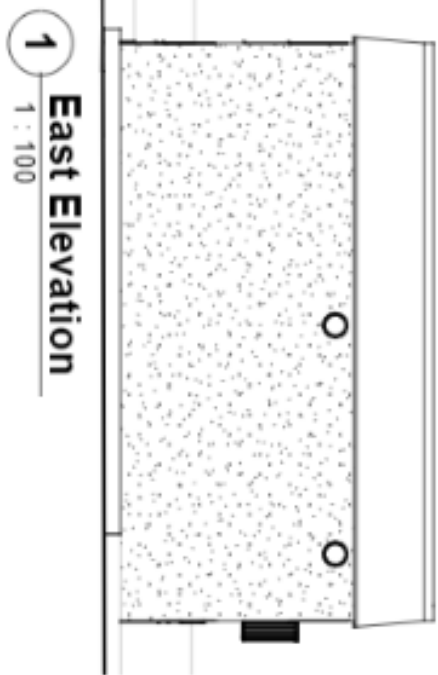
Appendices:

- (A) Existing Location and Block Plans
- (B) Existing Elevations
- (C) Existing Floor Plans
- (D) Existing Site Sections
- (E) Existing 3D Views
- (F) Proposed Site and Location Plan
- (G) Proposed Elevations
- (H) Proposed Floor Plans
- (I) Proposed Floor Overlay
- (J) Site Sections
- (K) Proposed Site Views
- (L) Proposed Garage
- (M) Relationship with No.4 (revised)
- (N) Proposed Light to No.4
- (O) Previously Approved Elevations
- (P) Previously Approved Floor Plans
- (Q) Proposed East and West Elevations with previously approved extension line

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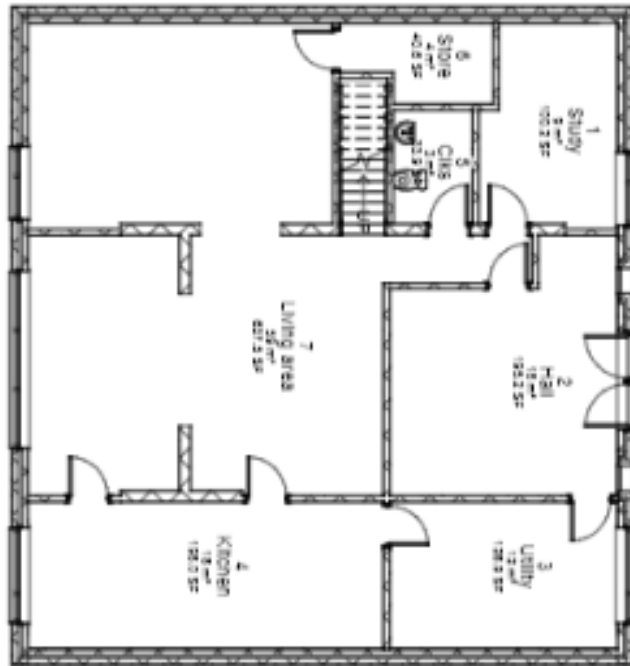


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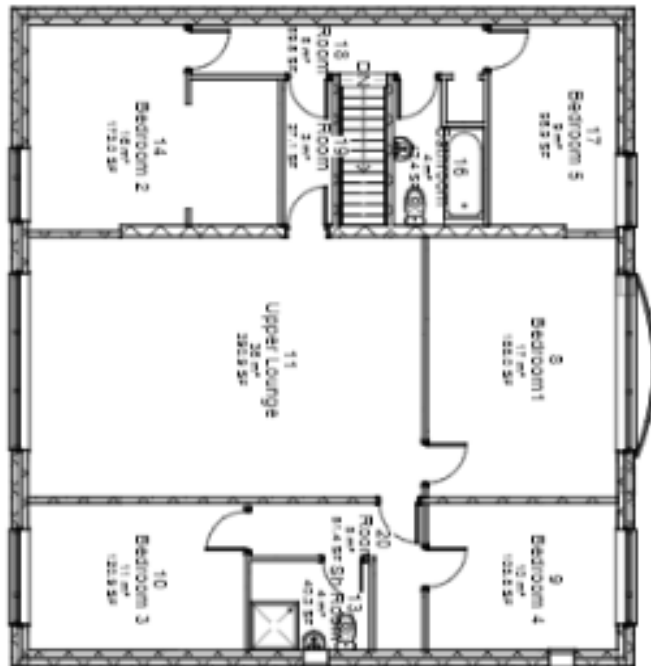


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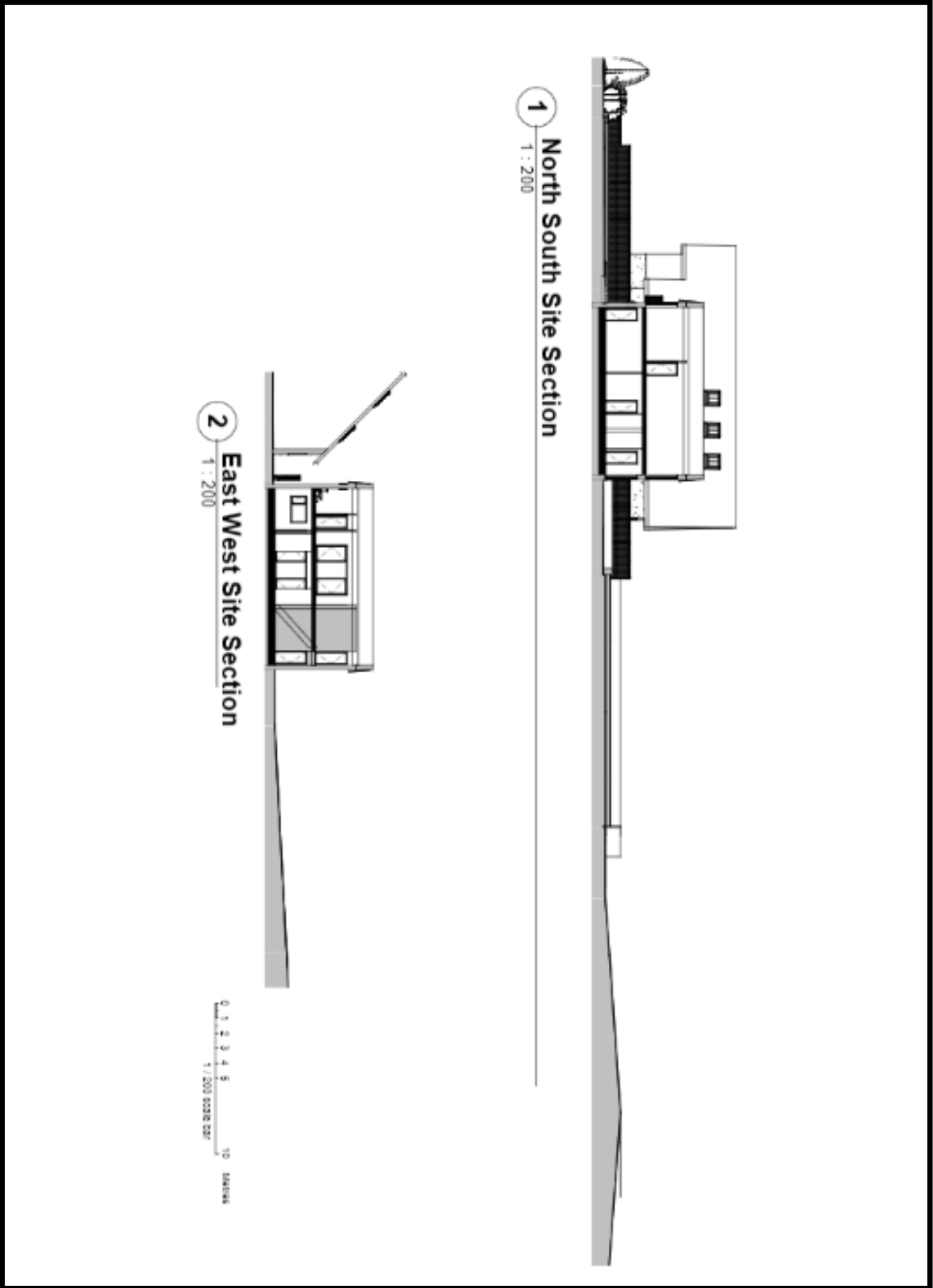
1 Ground Floor Plan
1 : 100



2 First Floor Plan
1 : 100



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1
1:1
3D View 1_1



2
1:1
3D View 2_1



3
1:1
3D View 3_1



4
1:1
3D View 4_1

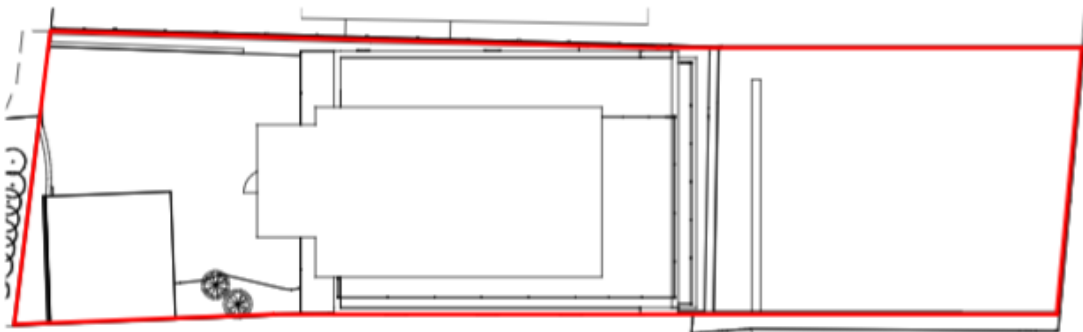
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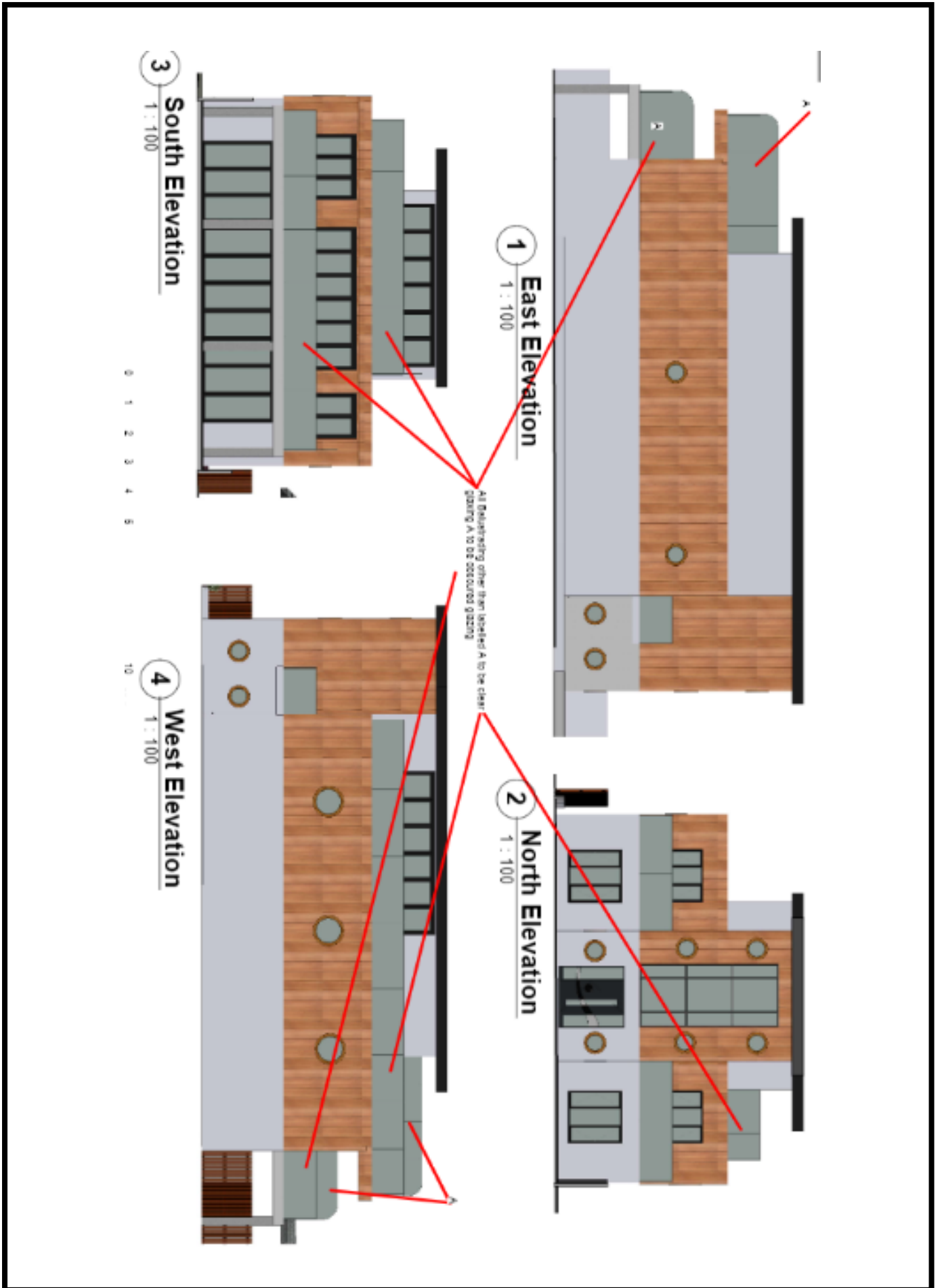
1 Location Plan

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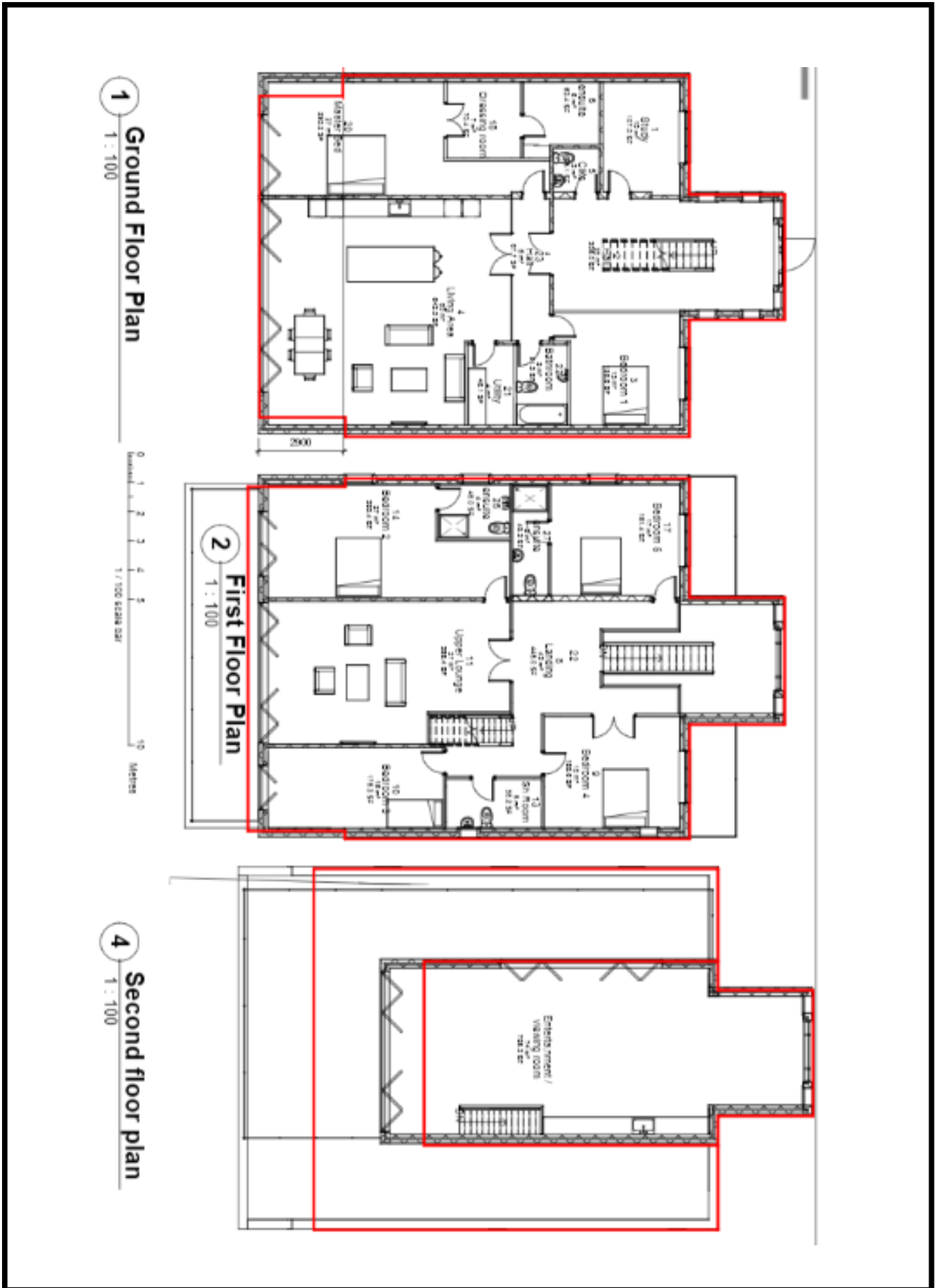


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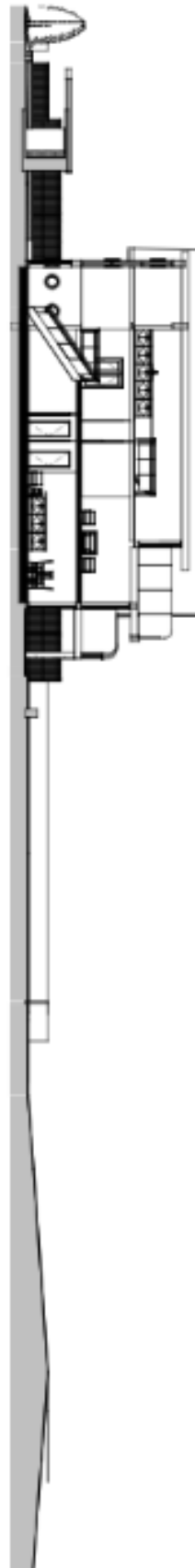
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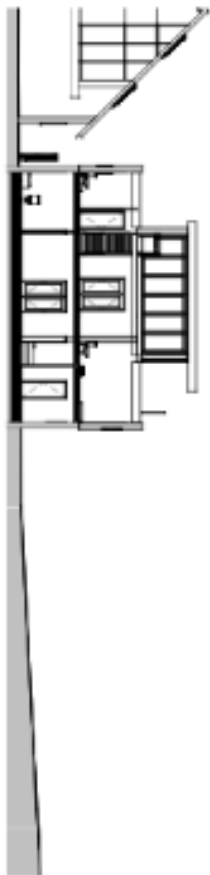


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1 North South Site Section
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2 East West Site Section
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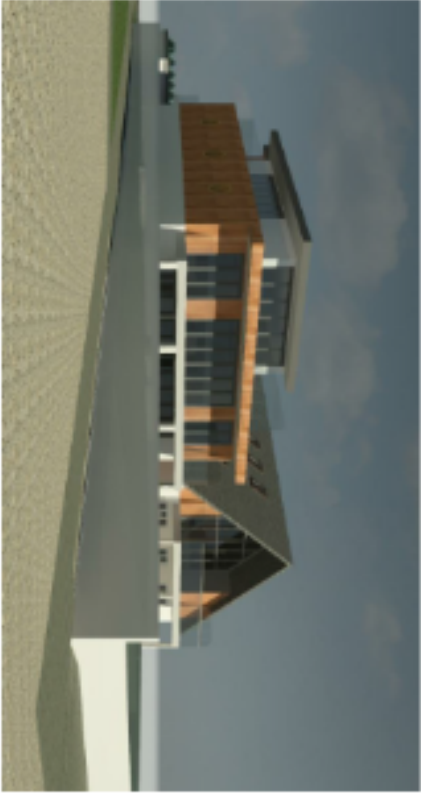
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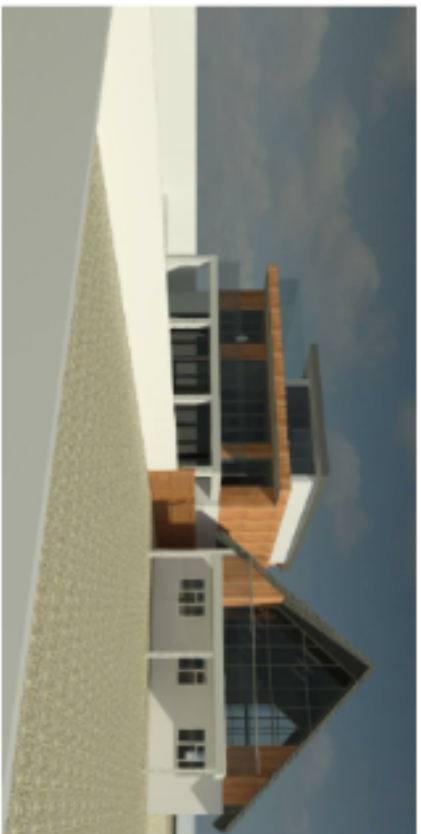
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3D View 1_12



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3D View 7_3

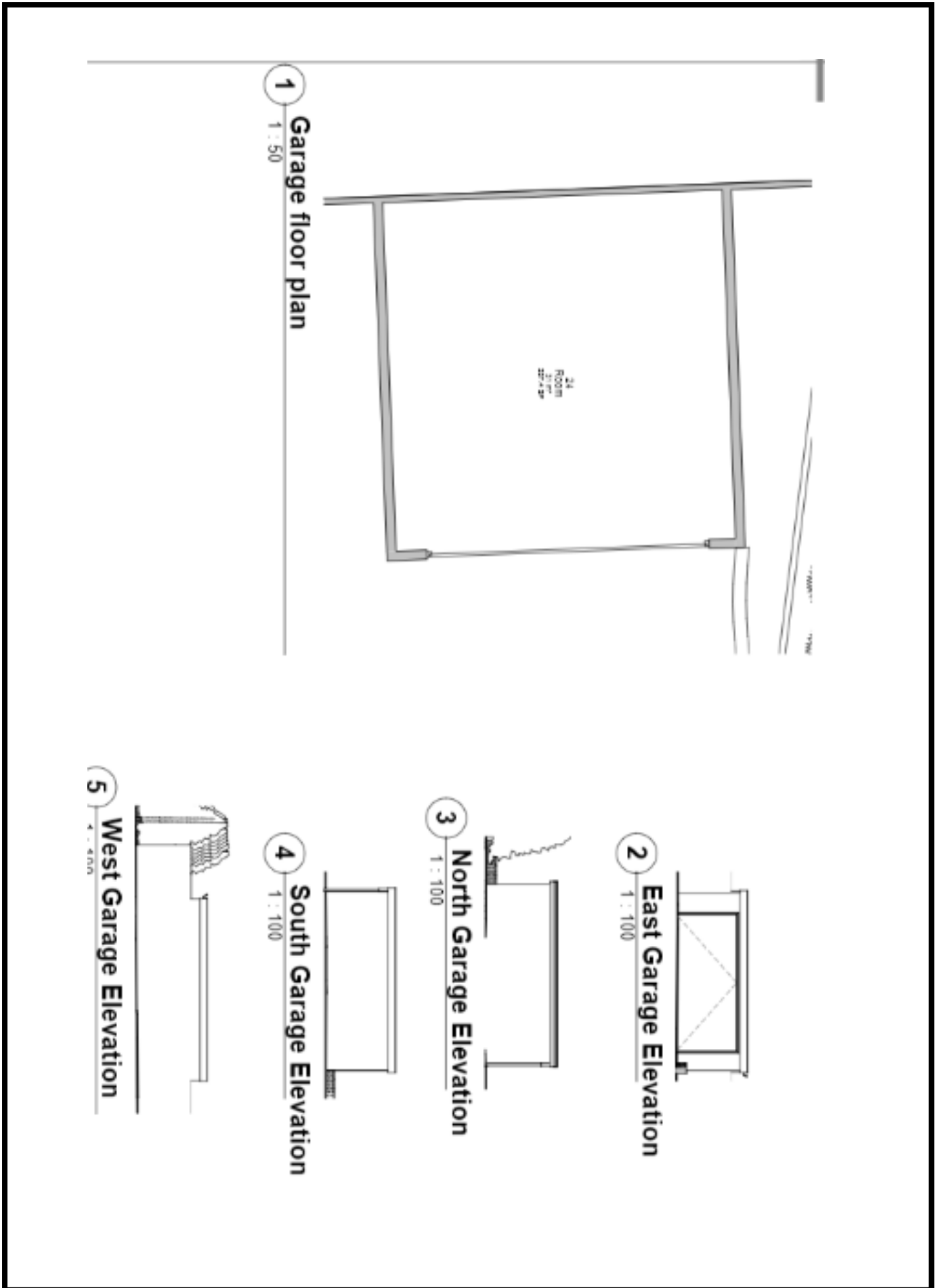


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3D View 3_9

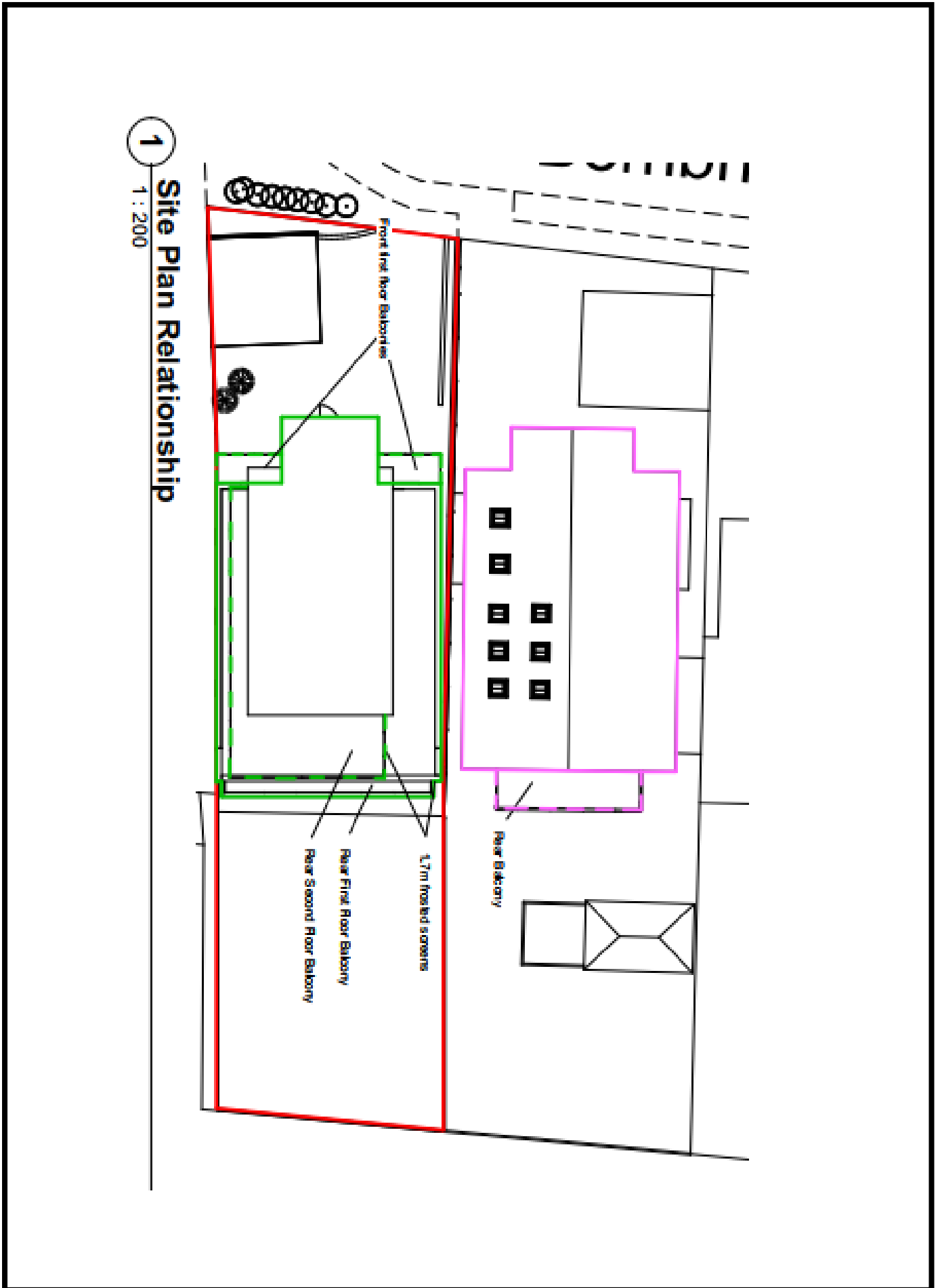


4
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3D View 4_7

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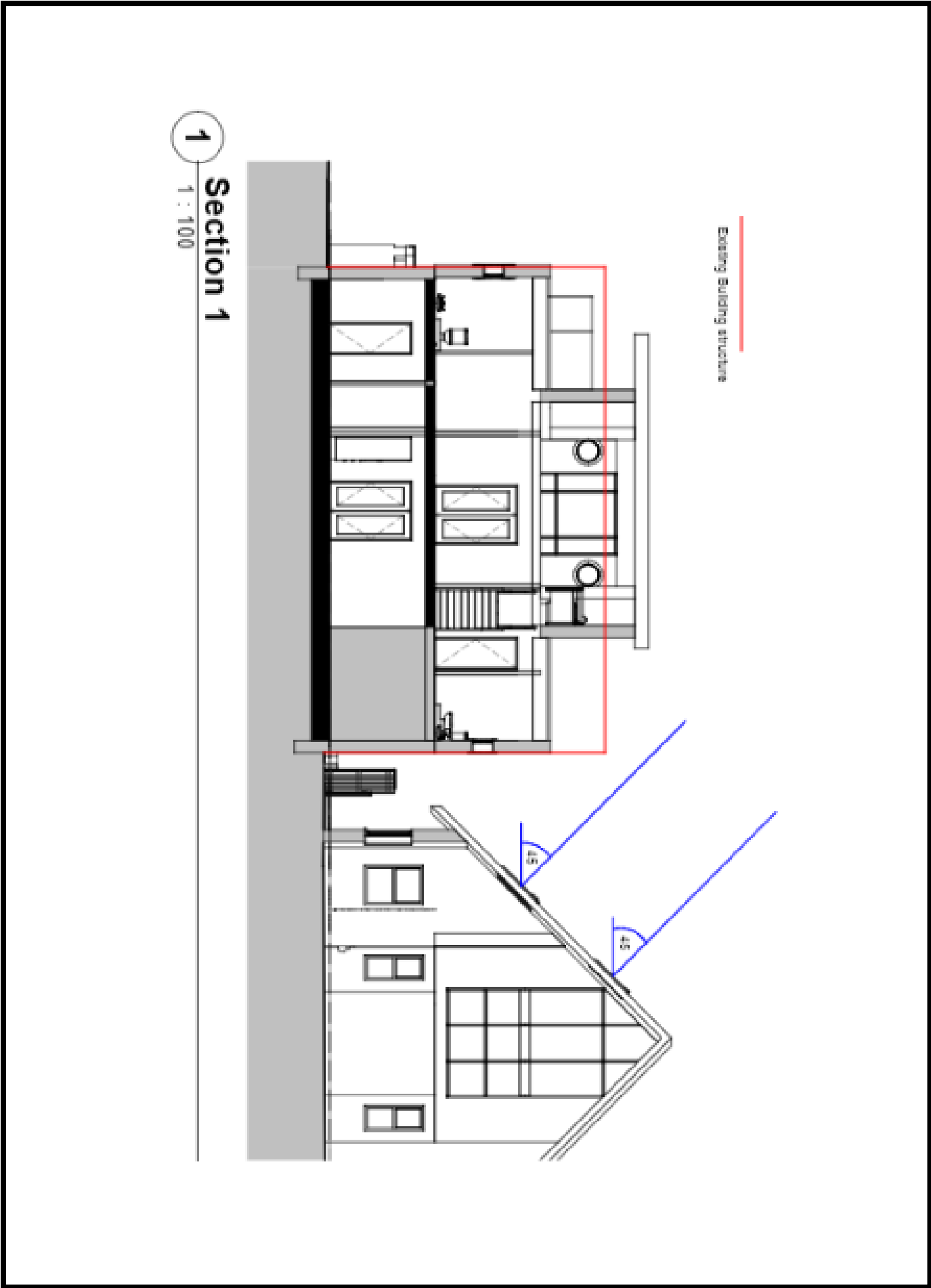


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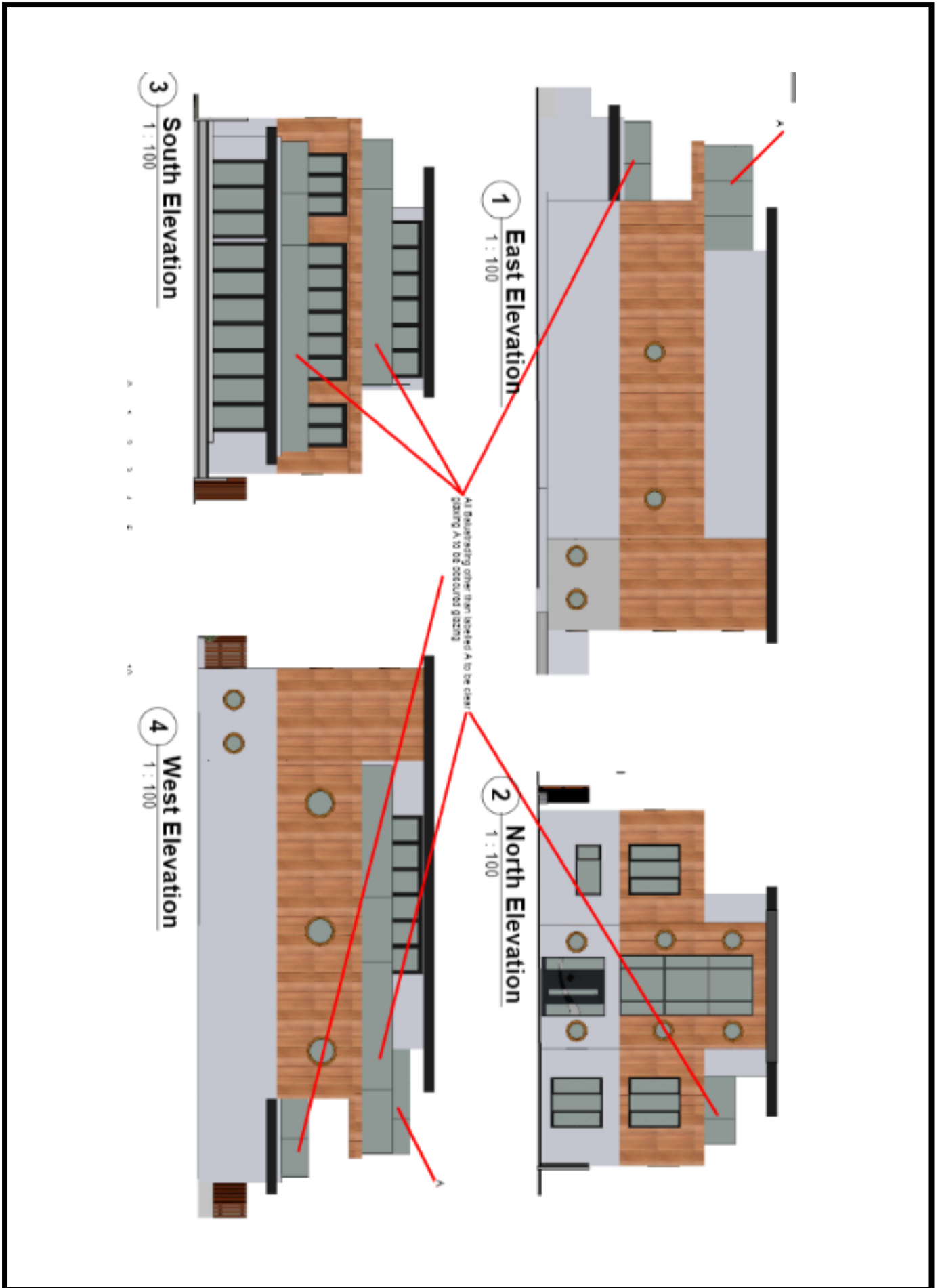


1 Site Plan Relationship
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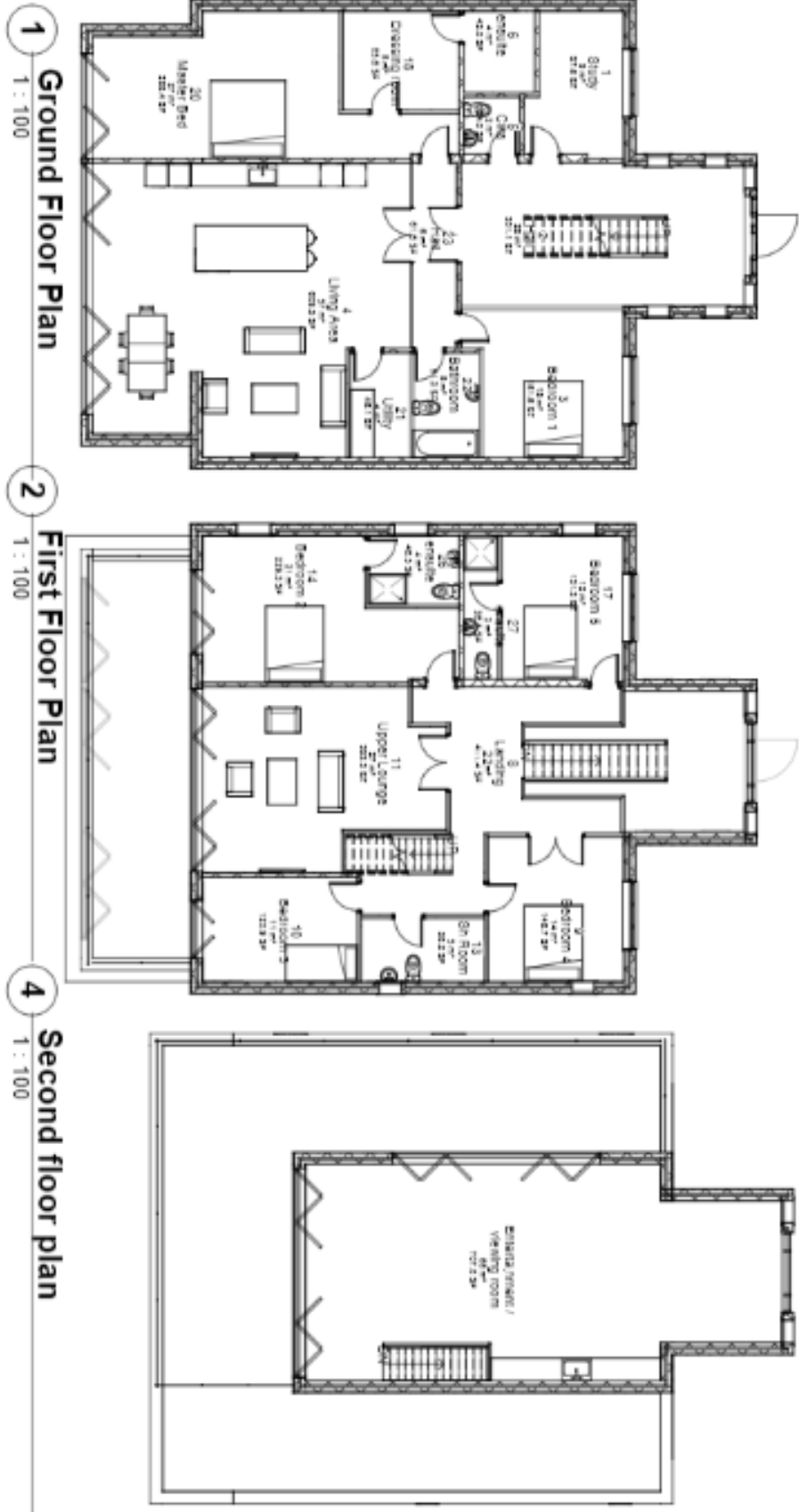
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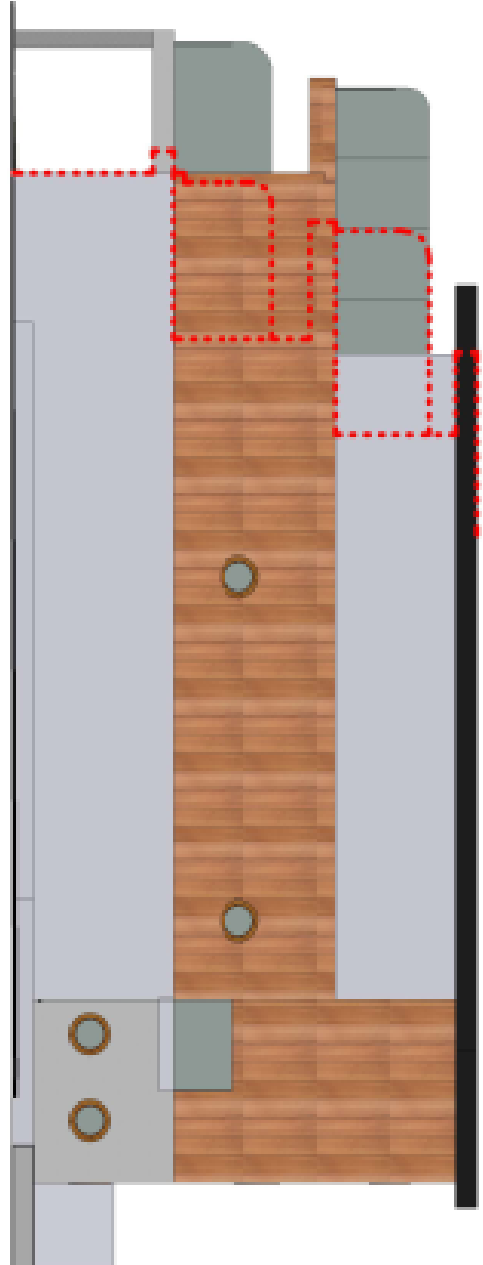


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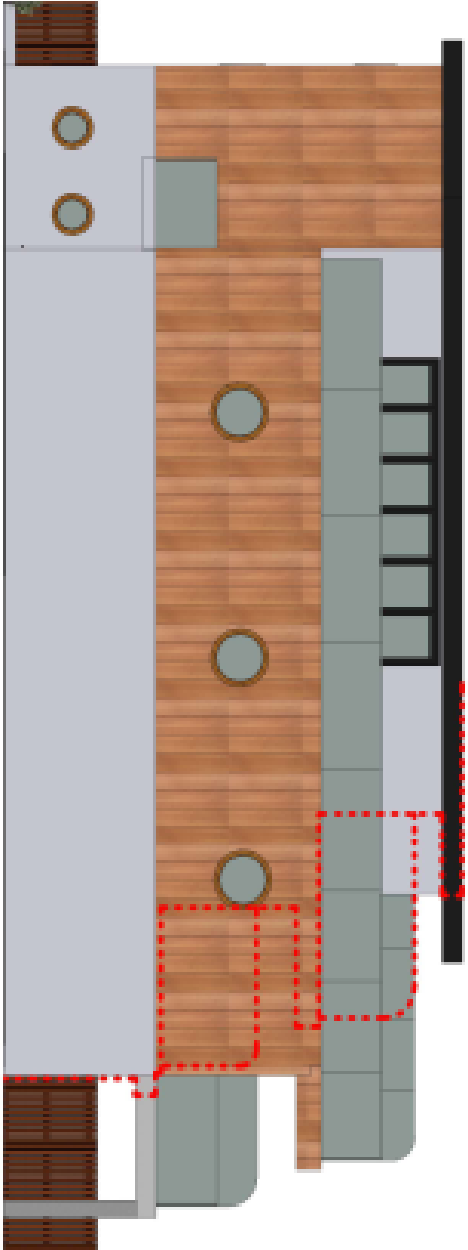
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Previously approved Rear building line



2 East Elevation Copy 1
1 : 100

Previously approved Rear building line



1 West Elevation Copy 1
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Presentation to Planning Committee on Thursday 2nd November

By Cllr Leah Turner

Application APP/23/00518 2, Bembridge Drive, Hayling Island

I have been contacted by a neighbour of this property asking me to help them as they feel this application if allowed will seriously impinge on their enjoyment of their home. As the officer was minded to allow this, I Red Carded it to the planning committee for it to be determined by them. I attended the site view working party and am aware of the application and the neighbour's objections to the alterations.

Bembridge Drive is a seafront road at Eastoke Corner on Hayling Island. It comprises of different types of houses, some of which have been extended in recent years. No 2 is the first house, situated on a prominent corner visible from the Eastoke Bandband and tourism area. The house with the extensions would provide a mass/ overbearing site visible to both residents and tourists.

My resident's objections are mainly due to the overlooking of their property by the extensions proposed. Contrary to R26/R27/R28. Also R132 which relates to the overdevelopment of the site which is too small for the development proposed.

These are all contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Whilst being aware that "one cannot purchase a view" the added floor will block the view from the flats opposite. This seems very unfair to the existing residents, some of whom have complained when seeing the application submitted.

I ask that the committee refuses this application taking into account the points made as above. One resident's desire to drastically increase the size of their property should not be allowed to ruin the pleasure that other residents get from their homes.

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31st October 2023

DEPUTATION OBJECTION

On behalf of [REDACTED]
[REDACTED]

Your Reference: APP/23/00518

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

Creation of new second floor, balconies to first and second floor, three storey front extension, first and second floor rear extensions and erection of new double garage

1. Loss of Privacy, unacceptable harm to residential amenity and overlooking

This application results in "*design creep*" and the incremental changes are significant and unacceptable.

At first floor the proposed dwelling increases in depth by 2.5 m to 17.9 with the rear balconies projecting a further 2.3m.

At second floor the increase in depth is 1.5 m to 14.7m and the rear balcony by 1m to 4.6m. The overall depth increase to 19.3m a further 2.5 m.

These change are excessive and are not minor in scale.

The balconies on the first and second floors will result in overlooking and loss of residential amenity. Planning permission for a balcony at 4 Bembridge Drive APP/APP/23/00120 has been approved, there is a considerable conflict between the proposal and the approved balcony.

A first floor balcony covers virtually the entire width of the south elevation and is overbearing and intrusive. The glazing is proposed to be clear apart from the balustrading with obscured glazing. The screen is 1.7m and an adult will be able to look directly onto my clients balcony. The first and second floor balconies will result in severe overlooking of the approved balcony and the rear garden of 4 Bembridge Drive. The same concerns apply to the second floor balcony and screen. The proposal is so intrusive that it will not be possible to have a private conversation on the balcony of 4 Bembridge Drive.

The proposed front/north elevation has a first floor balcony within Bedroom 9 immediately adjacent to 4 Bembridge Drive. The balcony has a depth of 1.7m. The building line of the proposed building is in front of 4 Bembridge Drive and there is only a distance of approximately 4 metres from the edge of the balcony and my clients house. People will be able to look directly into my clients lounge, a habitable room; through the velux window; as the glass screen appears only to be 1.1 m in height and not obscured glazing. The residents of 4 Bembridge Drive will be heard in conversation and hear people on the balcony. The plans do not have any dimensions in respect of the screen for this balcony. (Bedroom 9) This is an unacceptable loss of privacy and is highlighted in Plan A118 Relationship with No 4, which you are asked to review. This is a sufficient reason in its own right to refuse the application.

The public will be very aware of this additional bulk from the west and the south elevations in longer distance views and close up.

Paragraph 134 of the NPPF, states, 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 , taking into account any local design guidance and supplementary planning documents such as design guides and codes

The proposal conflicts with Policy CS 16 in the Havant Borough Core Strategy March 2011 and the Havant Borough Council Borough Design Guide Supplementary Planning Document December 2011.

2. Loss of light

The absence of a Daylight and Sunlight Assessment is a serious omission. Given the scale of the proposal and its proximity to main habitable windows and the outdoor amenity areas at 4 Bembridge Drive an assessment is needed to properly consider the impact on daylight, sunlight and overshadowing.

There will a considerable loss of light in the downstairs ground floor living areas.

The first-floor bedroom at 4 Bembridge Drive is reliant on light it receives from the skylight window serving the room.

No decision should be made in favour of the application until:

- 1) the applicant has submitted a complete and accurate daylight and sunlight assessment prepared in accordance with the BRE guide, and
- 2) the assessment shows that the proposed design; or amended design, complies with the BRE guide.

Suggested Reasons for Refusal

1. The proposal will significantly and unacceptably change the residential character of Bembridge Drive due to the poor quality design, contrary to the NPPF, Policy CS 16, Havant Borough Core Strategy and the Havant Borough Council Borough Design Guide Supplementary Planning Document December 2011.

2. The design of the proposal is unacceptable in this location and results in unacceptable overlooking, perceived overlooking and loss of light to adjoining properties contrary to the NPPF, Policy CS 16, Havant Borough Core Strategy and the Havant Borough Council Borough Design Guide Supplementary Planning Document December 2011.

The application should be refused as there are significant and substantial material planning objections to the application.



Andrew Burgess BA Hons MRTPI FRSA
Managing Director

cc

[REDACTED]
Cllr Leah Turner Hayling East

Support APP/23/00518

I have lived at 2 Bembridge Drive for the last 52 years, for 50 years my adjoining property was a three-bedroom bungalow but today it is a six-bedroom, 3 storey big roofed house. Over the years it has been extended some 8/9m out to the North and a balcony extending by 2.5m to the South. No. 4 is already some 3/4m in front of my house to the South and now they have been granted an extra 2.5m, and even with my permission for a third floor, their roof would still be higher than No 2. I have a 360-degree garden view now overlooked by No 4. Velux windows.

4 Bembridge Drive planning.

APP/19/00355 - APP/19/01259 - APP/20/00395 - APP/19/01259 APP/20/00396 -
APP/20/01088 - APP/20/00395 APP/23/00120 Proposed first floor rear projecting balcony.

2 Bembridge Drive planning.

- i. APP/22/00965 06 Oct 2022 Addition of new second floor with balconies to first and second floor, three storey front extension, new double garage and general remodelling. Granted
- ii. APP/23/00518

Regarding my planning for 2 Bembridge Drive I already have planning (See (i) above), No. 4 Bembridge Drive have been granted permission for a 2.5m South facing balcony extending from the back of their house, this is the reason I have applied for planning to put the same balcony on the back of my property, which will be in line with No. 4.

The difference between APP/22/00965 and APP/23/00518 is the extended balcony to the South keeping in line with No. 4 (APP/23/00120) and extending the First Floor out to be in line with No. 4. The Second Floor to be extended out by 2.5m and to be staggered back with 4 additional balconies added to the front. 20 balconies in Bembridge Drive face the road.

Notes HBC regarding the planning for the balcony of No 4, 2.5Metres

Email to Miss Donophy 04/09/2023

C/Officer: Denise Sheath.

The comments below highlighted in yellow seem to apply to the proposals for No. 4 there cannot be a rule for one and not for another. **Planning permission has been granted even though it didn't comply with the 45-degree angle rule.**

7.6 The foreshore is located to the south. Therefore, consideration has only been taken into how the proposals would impact the occupiers of the properties to the east and west.

7.11 Having regard to the existing level of overlooking, it is considered, on balance, that the proposal would not lead to a significantly greater level of overlooking over that currently being experienced, which would be mitigated to an acceptable degree by the proposed screening. Therefore, having due regard to the representations received, **it is considered that the proposal would have a limited and acceptable impact upon this neighbouring property.**

7.12 At present there may be a slight reduction in natural light to this window in the morning it would not be significant enough to warrant a refusal of the application as the afternoon and evening light would not be impacted.

7.16 It is not considered that this small section would create an overlooking concern so great as to warrant a refusal of the application.

7.19 Having regard to the existing level of overlooking, it is not considered, on balance, that the proposal would lead to a significantly greater level of overlooking than that current being experienced.

8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the locality and is therefore considered to be appropriate and recommended for approval.

Email from Miss Donophy 4/9/2023

Hi Nick,

We assess everything the same way so there will be no discrepancy surrounding the impact on light when deciding your application and how it was decided with next doors.

Email from Miss Donophy

I also wondered if you'd be happy to agree to an extension of time on this one for an extra couple of weeks as I've received 5+ objections we have to consult with Councillors for 7 days and give them the option to call this to committee. I was thinking the 18th of September. My recommendation is to permit at this time although as always, it's subject to review from a Principal Planner.

Thanks,

Selina Donophy

The view from No 2 should be the same as No 4, **the view to the Solent is for everybody**, there is **no** overlooking and **no** loss of light on APP/23/00518.

Officer Report.

RECOMMENDATION:

9. That the Executive Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00518

N Ferguson

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Ian Murray speaking in support of APP/ 23/00518 2 Bembridge Drive Hayling Island

This application is a revision of a previously (very similar) approved application App/22/00965 granted permission on 6th December 22

I believe this application was recommended for approval by the planning officer but bought to committee by councillor turner at request of the owners of the neighbouring property due to concerns regarding overlooking and thus policy CS16.

The previously approved design also had two balconies to the rear which enjoyed an open sea view.

The design was careful to ensure that the building and balcony line of no 2 and no 4 Bembridge drive were in line so that both properties could enjoy the sea view equally.

Following this approval, in February of this year No 4 Bembridge drive submitted an application to extend further with a balcony to the rear of their property APP/23/00120

The impact this rear balcony was to cause an imbalance between the two rear elevations and impact on the view from no 2s proposed and approved balcony.

This is why the applicant submitted the revised application.

The aim of the revised application is to put both elevations back in line and to again allow them to have an equal shared view of the seafront.

both properties would be in line and have 1.7m frosted glass screening to the sides of their balconies to reduce overlooking.

It should also be noted that due to low boundaries and a public right of way both gardens are significantly overlooked by the public.

In evaluating the relationship of the two properties I ask that you to take note of the comments made by the planning officer when approving the application of the rear balcony for No 4.

She stated in her officers report

Having regard to the existing level of overlooking, it is considered, on balance, that the proposal would not lead to a significantly greater level of overlooking over that currently being experienced, which would be mitigated to an acceptable degree by the proposed screening. Therefore, having due regard to the representations received, **it is considered that the proposal would have a limited and acceptable impact upon this neighbouring property.**

Surely if this is the case for No 4 it must also apply to no 2

In terms of the front balconies

The balconies would be added to the walls of the existing building which is set back more than 1m from the existing stepped elevation of no 4 and 3m from the front elevation of no 4. The balconies are only 1.5m deep and due to the eaves of no 4 there would not be views into the front windows of no 4.

The balconies would look forward over public space and front gardens and as such would have very limited impact in terms of overlooking.

To conclude.

The proposal creates a building similar in footprint and height to its neighbour and retains a relationship in terms of rear elevation line and balcony treatment that has been found acceptable in previous approved applications at the location. The front balconies overlook public space and therefore, we do not believe the proposal increases overlooking of private space or creates any additional overlooking issues.

We therefore do not believe it is contrary to policy CS16 and would ask the application be approved.

Ian Murray

Subject: Letter of Support for Planning Permission Application – 2 Bembridge Drive, Hayling Island, PO11 9LU **APP/23/00518**

Dear Miss S Donophy

I am writing to express my strong support for the planning permission application submitted by Mr Ferguson for 2 Bembridge Drive. I firmly believe that this application aligns with the principles of fairness and equity that should underpin the planning process in our community.

Firstly, I would like to draw your attention to the approval of a neighbouring property's taller structure, which resulted in significant overlooking issues. This precedent set by the granting of planning permission for the taller structure next door should be considered in evaluating Mr Ferguson's application. The juxtaposition of these two properties accentuates the need for uniformity in decision-making. It would be unreasonable and unjust to grant permission for one property while denying it for another under similar circumstances.

Furthermore, I understand that the directors of our road have urged residents to object to this specific planning application, driven by concerns that may not be representative of the broader community's interests. The nature of their influence within our private estate may create a biased atmosphere that could sway others to object without fully considering the application's merits. It is essential that these objections are scrutinised carefully, with a recognition that they may not reflect the impartial views of all residents.

It's crucial to consider that the directors may have their own specific concerns, which might not necessarily align with the broader perspective. They may be guided by specific factors that are not applicable to every resident on the road and the wider community. Thus, it's vital that each application is evaluated independently, taking into account its unique circumstances and the potential impact on the community as a whole.

Moreover, it is worth noting that the planning department has indicated minimal objection and constraints to Mr Ferguson's application. This assessment, carried out by professionals with expertise in urban planning, holds significant weight in the decision-making process. Their approval underscores the compatibility of the proposed project with the existing urban landscape and zoning regulations.

In conclusion, I firmly believe that Mr Ferguson's planning permission application should be assessed fairly and impartially, taking into account the potential for biased objections influenced by the directors of their road. The approval of a taller structure next door, despite overlooking concerns, establishes a precedent that should be considered when evaluating this case. The professional judgment of the planning department, which has expressed minimal objection, further supports the merit of this application.

I respectfully request that you consider these points when evaluating the application. It is crucial to ensure that the planning process remains equitable and unbiased, respecting the rights of all residents to pursue reasonable and just development on their properties.

Thank you for your time and consideration.

Sincerely,

Luke Palmer

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Dear Miss S. Dorophy

I totally support this planning application. 2 Bembridge Drive already has 95% of the plans approved and the other 5% is an extended balcony to match the newly approved planning at number 4 Bembridge Drive. Not sure how people can object when number 4 have already had approval with little objections. The case officer and senior planning officer are happy to approve planning for number 2. I personally think it's been a complete waste of everyone's time and rate payers' money objecting about a balcony that they at number 4 can have but nobody else, I personally think whoever is responsible for writing to councillor Turner should be liable for cost for the coach that attended 2 and 4 Bembridge Drive.

I hope this beautiful design gets the approval it deserves.

With today's problems and little money about for gas, electric, food etc how can councillor Turner / HBC justify the cost of this appeal. If they had to pay for this out of their own pocket would this have happened.

H.B.C. planning for the balcony of No 4,

7.16 "It is not considered that this small section would create an overlooking concern so great as to warrant a refusal of the application".

From: Turner, Leah & Leah.Turner@havant.gov.uk

Sent: 09 October 2023 12:50

To: Donophy, Selina & Selina.Donophy@Havant.gov.uk

Subject: Re: APP/23/00518 2 Bembridge Drive

I have contacted the neighbour at no 4 who first approached me and they confirm they would still like this to go to the planning committee if you are intending to allow this.

I understand that some obscure glazing would be conditioned, but my resident has said this is insufficient to prevent loss of privacy

(the above states that no.4 wanted to take it to planning committee not Leah Turner, since when does the public have the right to take this to the committee, if no.4 would have said no they didn't want a committee meeting then this wouldn't have happened. No.4 have no right to say the obscured glazing is insufficient to prevent loss of privacy when no.4 has the same 1.7m obscured glazing and it's been granted planning permission, I just don't understand why people are so

negative and hurtful. Maybe it's all about mines better than yours.

From: Donophy, Selina Selina.Donophy@Havant.gov.uk

Sent: Monday, October 9, 2023 1:49 pm

To: Turner, Leah Leah.Turner@havant.gov.uk

Subject: RE: APP/23/00518 2 Bembridge Drive

Dear Councillor Turner,

Thanks very much for coming back to me – so just to confirm you would still like for this to go to planning committee ?

(Selina Donophy not sure who wants to take it to committee because Leah Turner was asking on behalf of no.4)

From: Turner, Leah & Leah.Turner@havant.gov.uk

Sent: 09 October 2023 13:56

To: Donophy, Selina & Selina.Donophy@Havant.gov.uk

Subject: Re: APP/23/00518 2 Bembridge Drive

Hello Selina

Yes it is overlooking with policy CS16. As the main reason. I would like this to go to the planning committee.

(Leah Turner makes no reference to CS16 in any emails until Selina Donophy mentions it. Also Selina Donophy has already told Leah Turner "From what you said it sounds like overlooking with policy CS16 ? With the screening – this would be 1.7 metre in height and obscured to the side so this would mean no one could stand and look down from the side as it would be above average eye line." So the CS16 overlooking as the main reason for committee meeting, Selina Donophy has already confirmed to Leah Turner that there is no overlooking 1.7 metre in height and obscured. That's the same as no.4 a 1.7 metre in height balcony and that has been granted and currently being built, how can no.4 have the cheek to complain and object to planning similar to what they wanted for there property, its good for them but no one else.)

No.4 has had planning approved from a bungalow to a mega 3 storey house with the roof as high as the 4 storey flat roof flats opposite, looking at the drawings no.4 has extended north about 10

metres and an extra 2.5m at the south, please note that no.6 is a single storey property and no concerns from anybody overlooking.

Thanks

Kiah Henderson

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