
Site Address: 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.
Application Type: Full Planning Permission
Application No: APP/23/00518 Expiry Date: 04/09/2023
Applicant: Mr Ferguson
Agent: Mr Murray Case Officer: Selina Donophy
I J Murray Associates Ltd
Ward: Hayling East

Reason for Committee consideration: At the request of Councillor Turner

Executive Head of Place Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey detached dwellinghouse located on the south side of Bembridge Drive, Hayling Island. The property has a flat roof with white render, tile hanging and horizontal cladding to the elevations. There are windows to the front and rear with a Juliet balcony to the front elevation. The property is sited close to the Eastoke Corner area where there is a run of shops and cafes directly north of the site and Hayling sea front directly to the south of the site. To the west of the site is an area of public open space, which the dwellinghouse directly abuts.

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 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
10 Aug 2023 A118 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
- (N) Proposed Light to No.4
- (O) Previously Approved Elevations
- (P) Previously Approved Floor Plans