

21st November 2023

Updated 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

Additional plans *Relationship with No. 4 A118.3 and East and West Elevations A119* demonstrate the significant increase in the size of the proposal, the building has been extended at the rear and highlight my clients concerns.

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

This application results in "*design creep*" and the incremental changes are 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 not minor in scale.

The balconies on the first and second floors will result in overlooking and loss of residential amenity, the extra metre provides a wider angle and further opportunity to overlook the velux window (living area). The balcony is only set back approximately 3 metres. (see 7.6 Officer's Report) - South elevation.

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.

The approved balcony plan was submitted with the original objection.

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 3 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. They will also be able to hear people on the balcony. 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 west elevation impacts on the street scene from the public footpath. 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,...

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 proximity to main habitable windows and outdoor amenity areas at 4 Bembridge Drive.

There will a considerable loss of light in the downstairs ground floor living areas and the first-floor bedroom at 4 Bembridge Drive

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

- 1) an 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.

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.

Andrew Burgess

Andrew Burgess BA Hons MRTPI FRSA
Managing Director

cc


Cllr Leah Turner Hayling East