

HAVANT BOROUGH COUNCIL

At a meeting of the Planning Committee held on 23 November 2023

Present

Councillor Keast (Chairman)

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

Other Councillors Present:

Councillor(s): Turner

46 Apologies for Absence

Apologies for absence were received from Councillor Denton.

47 Minutes

RESOLVED that 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 be approved as a true record and signed by the Chairman.

48 Declarations of Interests

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

49 Matters to be Considered for Deferment or Site Viewing

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

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

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

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 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 revised written deputation submitted by Mr Burgess

The Committee was addressed by:

1. Mr Burgess, who reiterated the issues set out in his written deputation submitted.

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

- a. The existing building should not be compared with the current application design.
 - b. The architectural quality of the current design was poor and did not fit in with the area.
2. Councillor Turner, who reiterated the issues set out in her written deputation submitted.
 3. Mr Murray, the applicant's agent, who reiterated the issues set out in his written deputation submitted.

Mr Murray added that the proposed plan would not be an overdevelopment of the site.

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

- a. The second floor of the neighbouring property contained a recessed balcony.
- b. There was no increase in the overall height in the current application when compared to the previously approved application.
- c. The 1.7m high obscure glazed screens would meet the height requirements used in the General Permitted Development Order to determine the height requirements for side elevation permitted clear glazed windows at first floor level to avoid overlooking.

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

The Committee considered the balance between 2 Bembridge Drive and 4 Bembridge Drive, the previously approved plans of the site, the proposed design of the 2 Bembridge Drive, and the impact of the proposed plans on the street scene of Bembridge Drive.

RESOLVED that application APP/23/00518 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:

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.

The meeting commenced at 5.00 pm and concluded at 5.56 pm

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Chairman