

P/16/0966/FP

HALL & WOODHOUSE LTD

HILL HEAD

AGENT: PHILIPS SURVEYORS
LLP

EXTENSION TO BASEMENT, EXTERNAL BUILDING ALTERATIONS INCLUDING NEW STAIRCASE AND REPLACEMENT CONSERVATORY, REPLACEMENT WINDOWS AND DOORS, AND IMPROVEMENTS TO EXTERNAL LANDSCAPING

THE OSBORNE VIEW 67 HILL HEAD ROAD HILL HEAD FAREHAM PO14 3JP

Report By

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Site Description

The application site is located on the southern side of Hill Head Road, within the defined urban settlement of Hill Head/Stubbington. The property comprises a long established public house/restaurant and is a popular destination with the wider community due to its views across the Solent to the Isle of Wight. The area is largely residential although the immediate site is surrounded by other commercial premises to the northern side of Hill Head Road. To the northern side of Hill Head Road also lies the large surface car parking for the public house, which comprises 79 car parking spaces.

The existing building, comprises a part single storey and part two storey element at road level, although there are a further two floors (mid floor and basement) down to the garden level which is level with the beach. The public house/restaurant is set over the ground floor level, mid-floor level and within the garden, with the basement level comprising a managers flat, toilets and storage. The first floor level comprises existing staff accommodation.

Description of Proposal

This application seeks to extend the existing managers flat at basement level by 5m to provide sufficient space for the existing manager and his family. Additionally, a new staircase and alterations to the conservatory at mid-floor level will provide a new means of accessing the garden. Other works include a 2.7m extension onto the garden deck, a 9sqm extension to the existing bin storage area, fencing to the garden and the general external renovation of the building, including replacement cladding and new windows.

The application represents the re-submission of an earlier refused planning application which included a mid-floor outdoor terrace situated above the roof of the proposed extended managers flat. This has now been excluded from the proposal, with only a small landing area being retained, which includes a 1.8m high obscure glazed screen to the west elevation to prevent overlooking to the neighbouring properties. The landing area would include planters, which are conditioned to be retained for the lifetime of its use to prevent the landing area being used for seating. The scheme does not now include increased tables and chairs for the garden area. The re-cladding of the beach wall and low level lighting does not require planning permission and are not therefore a material consideration for the determination of the planning application.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS4 - Green Infrastructure, Biodiversity and Geological Conservation

CS17 - High Quality Design

Development Sites and Policies

DPS1 - Sustainable Development

DSP2 - Environmental Impact

DSP3 - Impact on living conditions

DSP13 - Nature Conservation

Relevant Planning History

The following planning history is relevant:

P/03/1935/FP Demolish Conservatory & External Alterations & Provision of Decking at Ground Floor, Demolish Garages in Car Park
PERMITTED 18/02/2004

P/10/1002/FP External Landscaping Improvements including Timber Boardwalks, Timber Decking, Small Beach Hut Style Cabins
REFUSED 07/02/2011

P/10/1118/FP Installation of Panoramic Window to Mid Floor Dining Room, New Fire Exit & Side Window Arrangement, Metal Fire Escape Stair Landing and Flight Extension at Side to Accommodate Above.
PERMITTED 31/01/2011

P/15/1256/FP Basement extension, new external cladding, replacement windows, alterations to rear garden including new fencing and enlargement of bin store.
REFUSED 24/03/2016

P/16/0967/AD Replacement signage and additional signage at The Osborne View -
See following report on the agenda.

Representations

Six respondents have objected to the proposed development. Whilst many letters highlighted that the visual improvements to the building were welcomed, the key matters of concern raised were:

- Increased noise and loss of privacy in the garden;
- Flood risk of the extended Managers flat; and,
- Overlooking from the re-sited staircase.

Additionally, most responders objected to the provision of lighting in the garden. However, this is not a planning matter requiring consent and is therefore not a material consideration in this application.

Hill Head Residents' Association also commented, raising concern regarding the illumination together with comments on the impact on car parking from increased numbers of dining covers. They did not object to the principle of the modernisation and upgrading of the building.

Consultations

EXTERNAL

Natural England -

Natural England raised no objection to the previous scheme and this proposal represents a scaled back version of the original. Their response stated: Solent and Southampton Water SPA/Ramsar: No objection. Lee-on-the-Solent to Itchen Estuary SSSI: No objection subject to Informative regarding storage, access or encroachment within the SSSI and notification to contractors regarding its location.

Hampshire County Council Archaeology -

Hampshire Archaeology raised no objection to the previous scheme, stating: Some area of archaeological potential, however the small scale of the works means it would be unlikely for any unrecorded archaeological features to be uncovered. No objection.

INTERNAL

Environmental Health (Pollution) -

The proposed plans take into account previous comments made by Environmental Health. Environmental Health welcomes the extension of the bin store by 9sqm and the infill to the hardstanding. This is likely to improve waste and pest management.

To the rear of the public house the reduction in the size of the decked area to the mid floor is also welcomed, so is the proposed boundary fence to the eastern and western boundary. This is likely to reduce noise impact from the public house.

Environmental Health do not wish to object to the application.

Highways -

On the understanding that no additional bar/eating areas, inside or outside, are being proposed, no highway objection is raised to this application.

Ecology -

The bat survey provided with the application demonstrates that there was no evidence of roosting bats, and the exposed location of the site would further reduce the risk of roosting bats on the site. No objection.

Planning Considerations - Key Issues

The following matters represent the key material planning considerations which would need to be assessed to determine the suitability of the development proposal. The key issues comprise:

- Changes since the earlier 2015 planning application;
- Amenity of neighbouring occupiers;
- Visual amenity;
- Highway safety and car parking;
- Nature Conservation.

Changes since the earlier 2015 planning application

An application was recently refused planning permission (P/15/1256/FP) in March 2016 for a similar proposal for general modernisation of the property. That scheme also included an enlargement of the managers flat, but it also included a mid-floor terrace created over the flat roof of the managers flat, which would have provide customers an outdoor elevated seating area. However, due to the proximity of the terrace to the neighbouring properties, it was considered that seating at this elevated position of result in increased noise and disturbance on the living conditions of those adjoining properties. The additional seating was also a concern that it would place additional pressure on the already busy car park.

The application was refused for the following reason:

'The proposed development, by reason of the provision of the raised decked area to the rear of the property would result in an unacceptable level of overlooking and loss of privacy for the occupiers of the adjoining residential properties. The terrace would increase noise disturbance and place additional pressure on car parking resulting in a significant adverse impact on the residential amenities of the surrounding area. The proposal is therefore contrary to policy CS17 of the Fareham Core Strategy 2011, policies DSP2 and DSP3 of the Local Plan Part 2: Development Site and Policies 2015, and Fareham Borough Non-Residential Parking Standards Supplementary Planning Document 2015.'

This revised application has resulted in the removal of the mid-floor terrace, which has been reduced down to a small landing. Planters will be placed on the landing to prevent it being used for seating and only limited to a passageway to the stairs leading to the garden. In addition, no additional exterior tables and chairs are proposed, ensuring the number of covers on the site is not increased.

Amenity of neighbouring occupiers:

The current application was submitted following pre-application discussions regarding a way forward for the scheme to address the Council's concerns of the original application. The key issues of concern were the increased covers and the resultant impact on car parking requirements and the issue with noise and disturbance from the outside seating at the mid-floor. These aspects have been removed and therefore, subject to the condition preventing the use of the landing area for seating and the provision of fixed planters, it is considered that the level of impact from the proposed works on the amenity of neighbouring occupiers would not be significantly different that from the existing situation.

Several neighbours have raised concerns regarding overlooking from the re-sited staircase, although it would be sited over 12m from the boundary with 69 Hill Head Road (to the west), and 15.5m from the boundary with 65 Hill Head Road (to the east). Whilst the Osborne View is not a residential property, the distances accord with the advice on levels of separation set out in the Council's adopted design guide.

In terms of the garden terrace extension (which would increase in depth by 2.5m), the provision of additional screen fencing to the east and west boundaries of the garden with 'hit and miss' fencing would ensure a long term means of protecting the amenity of occupiers of both the users of the communal garden for the Coastguard Cottages and the neighbours to the east. The fencing would be at staggered heights along its length to ensure that views of the Solent from the main public house and from the neighbours properties would be maintained as much as possible.

It is therefore considered that the proposed extension to the managers flat and other alterations would not result in a detrimental impact on the living conditions of neighbouring occupiers.

Visual Amenity:

The current appearance and maintenance of the building externally is relatively poor at present, largely a result of the impact on the building owing to its harsh maritime environment. The proposed external works would see the rendered and timber weatherboarding replaced with two tone synthetic (timber effect) weatherboarding, with the existing plinth clad in bricks. Additionally, all the windows would be replaced with new aluminium windows, and rainwater goods replaced with cast iron effect guttering and rainwater goods.

On the rear elevation, the balustrades for the proposed and existing decked areas will be replaced with stainless steel balustrades and glazed panels, which would match those on the proposed external staircase. It is considered that the proposed works would result in a significant visual improvement in the appearance of the building where viewed from both the street scene (along Hill Head Road), and when viewed along the beach.

Highway Safety and Car Parking:

As stated above the existing premises has a designated private car park with 79 car parking spaces. In addition, the car park also provides an area for cycle parking for patrons. The car park operates a barrier system to ensure that the users of the car park are limited to that of the users of public house. Unlike the earlier planning application, the current proposal does not include provision for additional covers internally or externally. Based on the floor area of the existing seating and dining areas, the car park achieves the required car parking standard (393sqm requires 78 car parking spaces). The Council's non residential car parking standards does not include external floor space.

Therefore, only the indoor seating area can be applied to the car parking standards, for which the public house/restaurant complies, subject to the area internally not being altered in include further areas of dining.

This approach is supported by the Council's Highways Officer who raised no objection to the scheme.

Nature Conservation:

The site is located immediately adjacent to Hill Head beach, where at the low water mark lies the Solent and Southampton Water Special Protection Area (SPA)/Ramsar Site and the Lee-on-the-Solent to Itchen Estuary Site of Special Scientific Interest (SSSI). The boundary of these international and national designations is approximately 16m from the southern boundary of the site (existing beach wall). Whilst the beach along this stretch of the Hill Head seafront is privately owned, there is unrestricted public access to it throughout the year.

It is considered, following a consultation response from Natural England that the proposals will not have a detrimental impact on the SSSI or the SPA. The SSSI designation relates to the protection of the Littoral Sediments (essentially molluscs, oysters and barnacles) beyond the low water mark, and the SPA seeks to protect habitats for over wintering birds,

when the use of the beach and garden area for the Osborne View are more limited. Subject to no use of the beach area for storage of materials during the development works, Natural England has no objection to the proposal.

In terms of the impact on protected species, no bat roosts were identified in the building, and given the exposed location, was considered to be an unsuitable location for bats to roost.

Conclusion

In summary, it is considered that the relatively minor scale of the proposed development, coupled with the wider visual improvements to the maintenance and upkeep of the building, the resultant works would have a visual and physical improvement to the Osborne View to the benefit of the character and appearance of the street scene. The alterations to the rear elevation will have a significant visual improvement when the building is viewed from the Solent and Hill Head beach. The modifications made since the original application, refused in March 2016 with the removal of the mid-floor terrace, and the provision of fixed planters on the landing area would ensure the raised area is not capable of being used for eating and drinking. It is therefore considered that the current proposal would not have a detrimental impact on the living conditions of neighbouring occupiers, and would not therefore result in increased harm to their residential amenity.

Whilst there is an acknowledged issue of car parking in the area during the summer months, the proprietors of the Osborne View have limited use of their private car park to the users of the public house/restaurant, and given the proposal does not include an increase in covers, the proposals would not result in a change to the car parking requirements of the site, which presently accords with the advice of the Council's adopted Non-Residential Parking Standards. It is therefore considered that there is no highway safety or car parking issues as a result of the proposed alterations.

Based on the above it is considered the proposal complies with development plan policies and therefore the application is recommended for approval.

Recommendation

PERMISSION: Subject to conditions:

1. The development shall begin before the expiring of three years from the date of this decision notice.

REASON: To allow a reasonable time period for work to start, to comply with Section 91 of the Town and Country Planning Act 1990, and to enable the Council to review the position if a fresh application is made after that time.

2. The development shall be carried out in accordance with the following approved documents:

- a) Drawing PL1 (Location and Block Plan, Existing Topographical Plan);
- b) Drawing PL2 (Existing Floor Plan [Basement, Ground, Mid, First]);
- c) Drawing PL3 (External Works Plan, Proposed South Elevation);
- d) Drawing PL4 (Proposed Floor Plan [Basement, Mid-floor, Ground & First]); and,
- e) Drawing PL5 (Existing & Proposed Elevations).

REASON: To avoid any doubt over what has been permitted.

3. Before the mid-floor landing is first brought into use the obscure glazed screen as shown on the approved plans shall be erected on the western elevation and retained for the

lifetime of the development.

REASON: In the interests of residential amenity.

4. Details of the size, siting and method of fixing of the planters to be placed on the external landing area shall be submitted to and approved in writing by the Local Planning Authority before the development commences. The planters shall be installed before the landing is first brought into use and once installed they shall be retained for the lifetime of the development. At no time shall the area include any tables or chairs for the use of customers.

REASON: In the interests of residential amenity.

5. Details of the finished appearance of the boundary fencing shall be submitted to and approved in writing by the Local Planning Authority before the development commences. The approved fencing shall be erected before the extended garden decked area is first brought into use and shall be retained for the lifetime of the development.

REASON: In the interests of residential and visual amenity.

6. Details of the low level lighting to be installed within the bin storage area shall be submitted to and approved in writing by the Local Planning Authority before development commences. The approved fencing and lighting shall be installed before the extended bin store is first brought into use and shall subsequently be retained in that condition at all times.

REASON: In the interests of amenity.

7. The development hereby permitted shall be undertaken in full accordance with the advice within the submitted Flood Risk Assessment (prepared by RGP Design Limited - December 2015).

REASON: In the interests of safeguarding future occupiers from flood risk.

INFORMATIVES:

a) The applicant is advised that should storage, access or encroachment within the Lee-on-the Solent to Itchen Estuary SSSI be found to occur as a result of the proposals during or after the works, this will be considered an offence under Section 28 of the Wildlife and Countryside Act 1981 (as amended) whereby the applicant may be liable on summary conviction to a maximum fine of £20,000 or on conviction on indictment to an unlimited fine. All contractors working on site should be made aware of this and should be provided with a map that clearly shows the boundaries of the Lee-on-the Solent to Itchen Estuary SSSI in relation to the development site.

b) The developer's attention is drawn to the provisions of the Wildlife and Countryside Act 1981, the Conservation (Natural Habitats etc) Regulations 1994, and to other wildlife legislation (for example Protection of Badgers Act 1992, Wild Mammals Protection Act 1996). These make it an offence to kill or injure any wild bird intentionally, damage or destroy the nest of any wild bird intentionally (when the nest is being built or is in use), disturb, damage or destroy and place which certain wild animals use for shelter (including badgers and all bats and certain moths, otters, water voles and dormice), kill or injure certain reptiles and amphibians (including adders, grass snakes, common lizards, slow-worms, Great Crested newts, Natterjack toads, smooth snakes and sand lizards), and kill, injure or disturb a bat or damage their shelter or breeding site. Leaflets on these and other protected species are available free of charge from Natural England.

The onus is therefore on you to ascertain whether any such species are present on site, before works commence. If such species are found or you suspected, you must contact Natural England (at: Natural England, 2nd Floor, Cromwell House, 15 Andover Road, Winchester, Hampshire, SO23 7BT, 0300 060 3900, enquiries@naturalengland.org.uk) for advice. For nesting birds, you should delay works until after the nesting season (1 March to 31 August).

Background Papers

See planning history above.

FAREHAM

BOROUGH COUNCIL



The Osborne View
Scale 1:1250



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