

P/12/1038/FP

MRS MICHELE COUSINS

HILL HEAD

AGENT: ROBERT TUTTON
TOWN PLANNING CO

PROPOSED ERECTION OF A RECREATIONAL BEACH HUT WITH DECKING AREA AND REPLACEMENT STAIRWAY.

LAND OPPOSITE NO.4 CLIFF ROAD HILL HEAD FAREHAM HAMPSHIRE PO14 3JS

Report By

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Site Description

The application site comprises a parcel of land to the south of Cliff Road, between the road itself and the foreshore. The site is currently overgrown and undeveloped, with bushes/foilage in abundance. The surrounding area is primarily residential and properties to the north are detached and of different appearance. All properties are set within spacious plots. Along this part of Cliff Road, the southern side is largely undeveloped, with the notable exception being No. 89 to the east. The land slopes down to the south, with the beach foreshore some level beneath that of the road.

Description of Proposal

This application is for the erection of a detached building to be used as a recreational beach hut. The application includes a decking area and a replacement stairway. The building will be constructed so that it is built onto the slope, supported by a plinth. Landscaping and gates are also proposed.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS4 - Green Infrastructure, Biodiversity and Geological Conservation

CS14 - Development Outside Settlements

CS5 - Transport Strategy and Infrastructure

CS15 - Sustainable Development and Climate Change

CS16 - Natural Resources and Renewable Energy

CS17 - High Quality Design

Fareham Borough Local Plan Review

DG4 - Site Characteristics

C18 - Protected Species

Relevant Planning History

None relevant on this particular site, however Members should note that planning permission was granted for an extension to a detached outbuilding at No. 89 (to the east of this site) on 21st December 2011.

Representations

Sixteen letters of representation, 15 of which object and one supports; objections raised

include:

- Building appears like a house
- Does not resemble a beach hut
- Land is unstable
- Badgers are still active on site
- Visual impact and size of proposal
- Outside of a development boundary
- Development at No. 89 should not be considered a precedent
- Impact on Area of Special Residential Character
- Impact on wildlife
- Impact on cliff erosion
- Will detract from views and devalue property

Support raised includes:

- Plans look fantastic and will tidy up unsightly area.
- No. 89 has established a precedent.

Consultations

Natural England - The site is within close proximity to the Titchfield Haven Site of Special Scientific Interest (SSSI), which is part of the Lee-on-Solent to Itchen Estuary Special Protection Area (SPA)/Ramsar. No objections subject to conditions regarding impact on Natura 2000 or other matters.

Director of Planning & Environment (Highways) - No objection subject to conditions.

Director of Planning & Environment (Ecology) - Impacts on badgers and their setts is currently not clear. Further information required.

Eastern Solent Coastal Partnership - No objection to the proposed development. Land has suffered from recent stability issues, but this is a structural engineering issue and does not relate to coastal management specifically and we are unable to provide further comment.

Environment Agency - No comments to make.

Planning Considerations - Key Issues

There are several issues with this application:

Principle of development
Design and appearance
Impact on neighbouring properties
Highway, ecological and coastal issues.

PRINCIPLE OF DEVELOPMENT

This site is located adjacent to a primarily residential area, in a coastal location. The application site itself lies within an area which is designated as being within the countryside; outside of the development boundary. Within such locations, Policy CS14 of the Core Strategy sets out that outside of settlements, development will be strictly controlled:

"Built development on land outside the defined settlements will be strictly controlled to

protect the countryside and coastline from development which would adversely affect its landscape character, appearance and function. Acceptable forms of development will include that essential for agriculture, forestry, horticulture and required infrastructure. The conversion of existing buildings will be favoured. Replacement buildings must reduce the impact of development and be grouped with other existing buildings, where possible. In coastal locations, development should not have an adverse impact on the special character of the coast when viewed from land or water."

The proposed use does not fall under any of the above categories and therefore is contrary to this Policy. The visual impact upon the coastal landscape will be considered in the following section, however from the Policy position by reason of the location of the development outside of the settlement boundary and failing to comply with the categories of development designated as appropriate in such a location it is not considered that this development complies with what is set out within Policy CS14.

The recent planning approval at No. 89 (for the extension of an existing outbuilding - ref P/11/0624/FP) has been cited as setting a potential precedent. Members should be aware that when that application was considered, Officers were of the view that the extension would be well screened and would have a modest impact on the countryside and street-scene. Furthermore, extensions to existing domestic properties (this is an outbuilding for the main property at No. 89) are generally considered acceptable in the countryside providing their size and visual impact is not unduly intrusive.

It is acknowledged that a new dwelling is not being applied for under this application (and although concerns have been raised, an appropriately worded planning condition or legal agreement could secure that this would be the case). It is not considered that the erection of a separate new building on a previously entirely undeveloped site is comparable with the extension of an existing established residential outbuilding in terms of principle, and that this application fails to accord with development plan policy and is unacceptable in principle.

DESIGN AND APPEARANCE

The new building has been designed with timber weatherboard style elevations under a tiled pitched roof. In isolation the aesthetic design of the building appears acceptable. Due to the levels of the land, the proposal and the decking area will need to be supported, and to that effect will be mounted on supporting timber posts and a new access stairway will be created to afford access to the beach.

Given the previously undeveloped nature of this site, and the fact that this is a highly prominent location when viewed from the beach and coastline, it is considered that the proposal would appear as an unduly intrusive feature. Although landscaping is proposed, which may have the effect of reducing the impact of the building when viewed from Cliff Road, it will not mitigate the impact of the development to a satisfactory degree, particularly when viewed from the perspective of the beach/foreshore. The proposal would be unduly visually intrusive and it is not considered that any conditions could conceivably overcome this issue.

IMPACT ON NEIGHBOURING PROPERTIES

The position of the proposal in relation to neighbouring properties is such that it is unlikely for any direct loss of amenity to occur by reason of loss of light, overshadowing or overlooking. Although concern has been raised regarding the obstruction of a view, this is

not a matter that could reasonably be the basis for the refusal of planning permission - loss of view is not a planning issue, and neither is the impact on property values.

HIGHWAY, ECOLOGICAL AND COASTAL ISSUES

Highway Officers have been consulted and raise no objections to the application. As the development is not for a new dwelling, it would not be subject to any need for financial contributions in respect of transport infrastructure or public open space.

Concern has been raised about the impact of the development on badger setts, and the Ecologist has commented that whilst the application is accompanied with ecological information, there is insufficient detail with respect to the impact of this proposal on badgers. In the absence of this, it is considered the development would be harmful to these species.

Concern has also been raised about the stability of the land, and on the impact of the proposal on coastal conservation. Geotechnical issues and land stability would be a matter that would be covered by the building regulations were planning permission granted, however it should be noted that the Eastern Solent Coastal Partnership raise no objection to the development in terms of coastal conservation issues. Natural England similarly raise no objections.

CONCLUSION

The application represents development outside of a settlement boundary and would be highly visually intrusive to the coastal landscape. The application is not accompanied by sufficient information with regard to the impact on badgers, and is therefore recommended for refusal.

Reasons For Refusal

The development is unacceptable taking into account the policies and proposals of the Development Plan as set out above, in particular Policies CS14 and CS17 of the Fareham Borough Core Strategy and Saved Policies C14 and DG4 of the Fareham Borough Local Plan Review. The proposal represents inappropriate development which is outside of a defined development boundary in a highly sensitive coastal landscape. The proposed beach hut will be highly visually intrusive by reason of its size, scale and position. Furthermore, the application is accompanied by insufficient information in respect of the impact on badgers. There are no other material considerations judged to have sufficient weight to outweigh this harmful impact. In accordance therefore with Section 38(6) of the Planning and Compulsory Purchase Act 2004 planning permission should be refused.

Recommendation

REFUSE:

The development would be contrary to Policy CS14 (Development Outside Settlements) of the Adopted Core Strategy 2011 and is unacceptable in that:

i) the proposal represents development in the countryside, outside a settlement boundary that is not essential for agricultural, forestry or horticultural purposes. Furthermore, by reason of the size, scale and position of the development, which is located in a highly sensitive coastal landscape the proposal would result in a visually intrusive form of development harmful to the character and appearance of this coastal location;

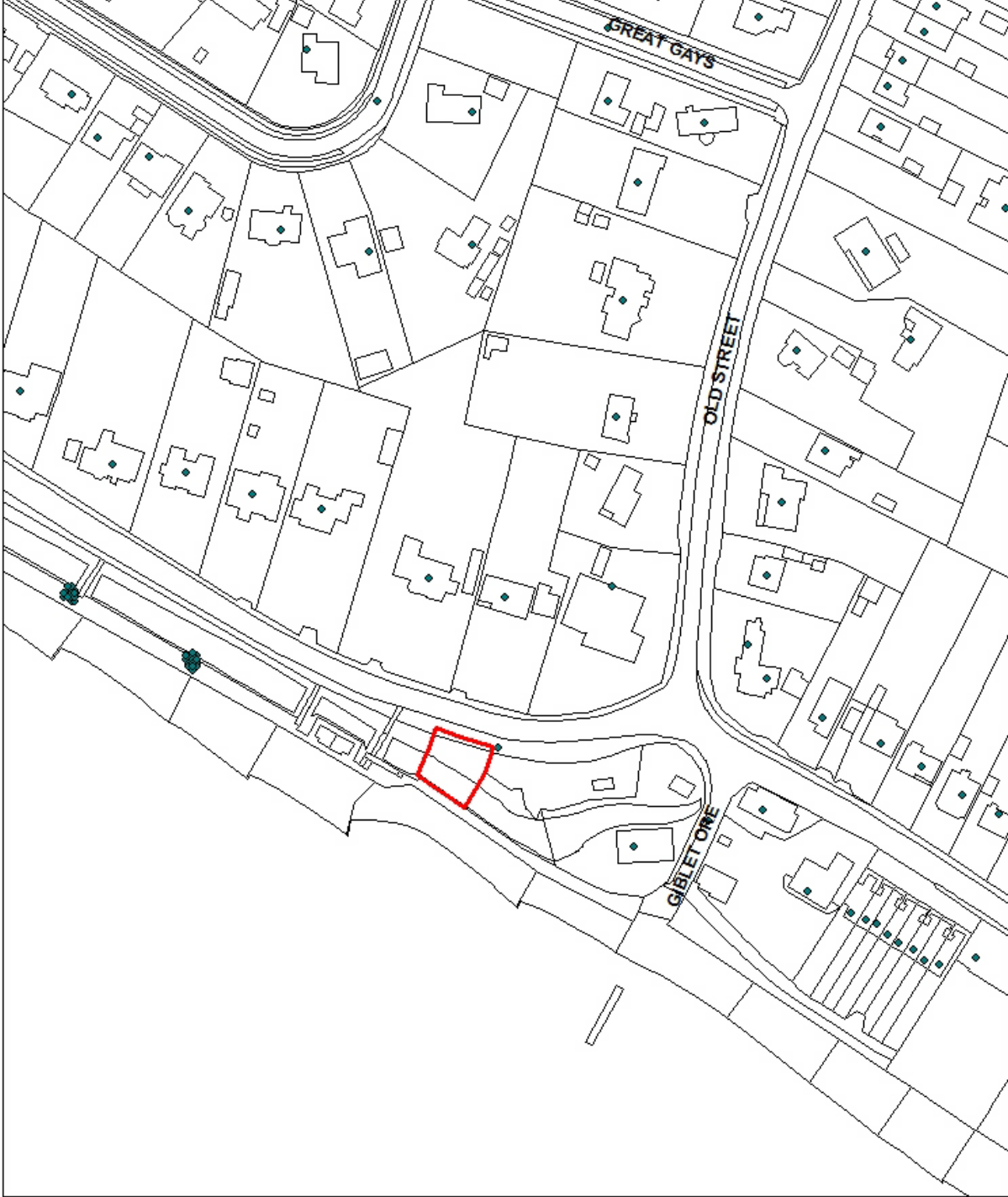
ii) insufficient information has been submitted in respect of the impact of the development on ecology, in particular how the development will impact on badger setts. In the absence of this information it is considered that the development would not adequately cater for these species and is therefore unacceptable.

Background Papers

P/12/1038/FP

FAREHAM

BOROUGH COUNCIL



Land opposite no. 4 Cliff Road
1:1250

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