

P/13/0215/VC

HILL HEAD

MR PATRICK HIND

AGENT: MR PATRICK HIND

RELIEF OF CONDITION 4 OF P/09/0927/FP TO ALLOW HIGH LEVEL ROOF LIGHT IN WESTERN ELEVATION WITH CILL HEIGHT OF 1.8 METRES TO BE CLEAR GLAZED AND OPENING

18 HILL HEAD ROAD FAREHAM HANTS PO14 3JH

Report By

Brendan Flynn - Ext.4665

Site Description

The application site comprises the residential curtilage of this two storey dwelling located at 18 Hill Head Road, Hill Head. The site lies within the urban area. The dwelling has been extended recently with permission having been granted in 2009 for the erection of a first floor side and rear extensions (P/09/0927/FP refers). A further permission was granted for an ammended scheme in 2011 (P/09/0927/MA/A refers).

Description of Proposal

Relief of Condition 4 of P/09/0927/FP to allow a high level roof light in the western elevation with a cill height of 1.8 metres to be clear glazed and opening.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Relevant Planning History

The following planning history is relevant:

P/09/0927/MA/A ERECTION OF FIRST FLOOR SIDE AND REAR EXTENSION: NON-MATERIAL AMENDMENT (CHANGE COLOUR OF FRONT AND REAR CLADDING TO DUCK EGG BLUE)

APPROVE 08/03/2011

P/09/0927/FP ERECTION OF FIRST FLOOR SIDE AND REAR EXTENSION

PERMISSION 21/12/2009

Representations

One letter of objection has been received objecting to the proposal on the grounds of loss of privacy. When visiting the application property while standing on tip toe the complainant claims they were able to see out of the open window into his own property.

Consultations

None

Planning Considerations - Key Issues

In January 2013 it was brought to the attention of Officers that the roof light did not comply with Condition 4 of P/09/0927/FP which required:

The roof light proposed to be inserted into the west elevation, and shown on the approved plans as serving an en-suite, shall be glazed with obscure glass and be of a non opening design and construction, and shall thereafter be retained in that condition at all times.

REASON: To prevent overlooking and to protect the privacy of the occupiers of the adjacent property; in accordance with Policy DG5 of the Fareham Borough Local Plan Review.

Officers have carried out a further site visit and found that the roof light has been fitted at a higher level than shown on the approved plan and indeed the cill height measures 1.8 metres above internal finished floor level.

The application now before Members seeks permission to allow the roof light to be retained in its present form. The sole planning consideration therefore is whether the opened roof light would affect the privacy of the occupiers of the neighbouring property. The cill height of the window is 1.8 metres, this is in excess of the 1.7 metre height above floor level generally recognised in local and national planning guidance as preventing overlooking of neighbouring properties. The view from the window is restricted not only by the height of the window but also the angle at which the window is set into the roof, to the sky and the ridge of the roof of the neighbouring property. Officers do not consider that under normal circumstances the opening roof light affords any overlooking of the adjacent property.

Officers therefore recommend that permission be granted.

Reasons For Granting Permission

The development is acceptable taking into account the policies and proposals of the Development Plan as set out above. The proposed variation of this condition would not be harmful to the privacy of neighbours living nearby. Other material considerations are not judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Recommendation

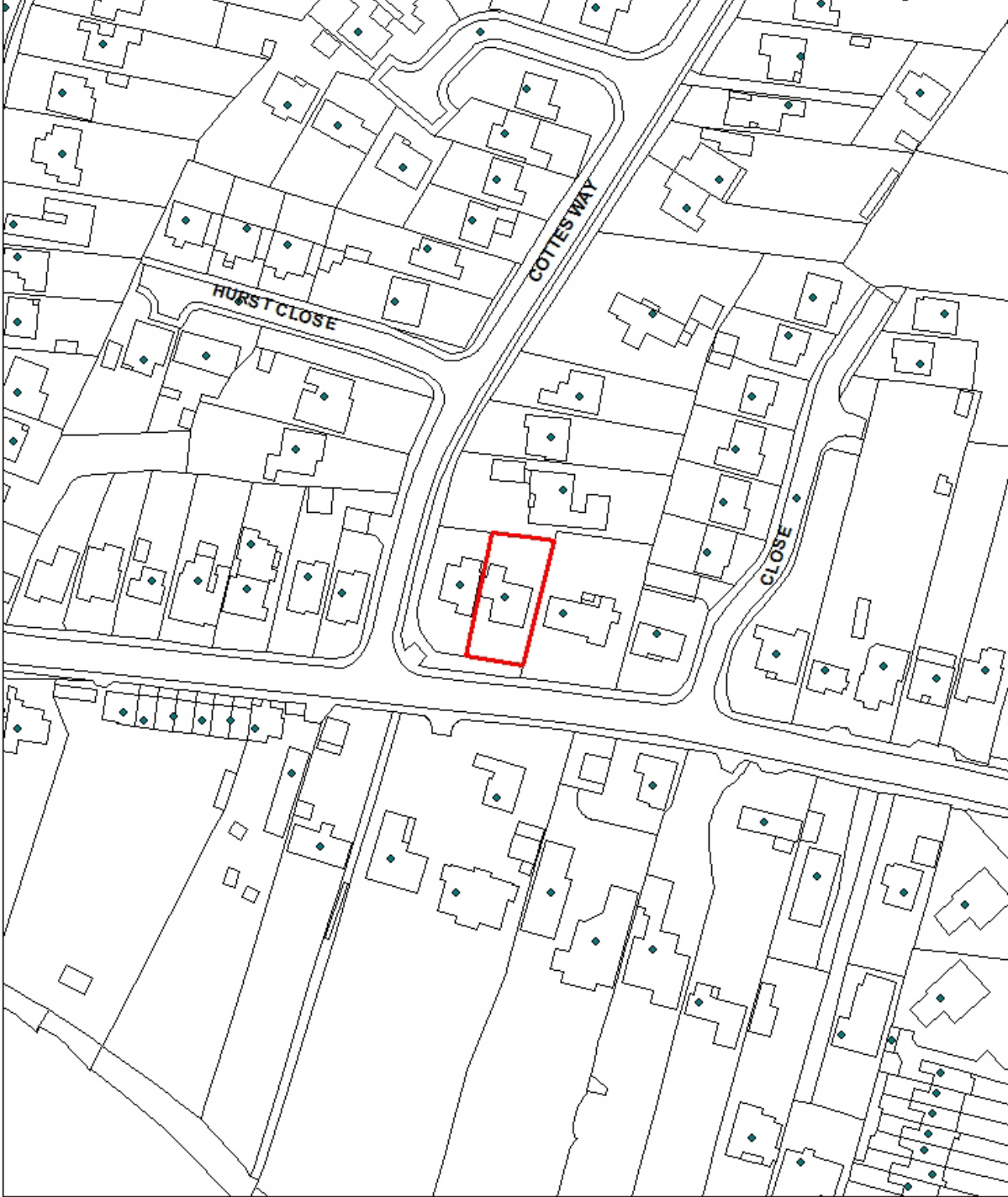
PERMISSION

Background Papers

P/09/0927/FP ; P/09/0927/MA/A

FAREHAM

BOROUGH COUNCIL



18 HILL HEAD ROAD
1:1250

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