

OFFICER REPORT FOR COMMITTEE

DATE:19/08/2020

P/20/0478/FP
MR KEN CARTER

HILL HEAD
AGENT: PLUM ARCHITECTS LTD

SINGLE STOREY REAR EXTENSION AND BALCONY

23 HILL HEAD ROAD, HILLHEAD

Report By

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1.0 Introduction

1.1 This application is reported to the Planning Committee due to the number of third-party letters received, which consist of thirty-seven letters of objection from twenty-two different households.

2.0 Site Description

2.1 This application relates to a mid-terrace property on the southern side of Hill Head Road. The row of terrace properties is known as the Coastguard Cottages which is a historic C.19 row of residential properties. These properties were once grade II listed buildings but were formally delisted in 1995.

2.2 The properties are within the designated urban area.

3.0 Description of Proposal

3.1 Planning permission is sought for the erection of a single storey 3 metres deep extension with a 5.1sqm balcony area above with 1.7 metre high side privacy screens.

4.0 Policies

4.1 The following policies apply to this application:

Adopted Fareham Borough Core Strategy

CS17: High Quality Design

Adopted Development Sites and Policies

DSP3: Impact on living conditions

Other Documents:

Fareham Borough Design Guidance: Supplementary Planning Document (excluding Welborne) December 2015

5.0 Relevant Planning History

5.1 None

6.0 Representations

6.1 Thirty-seven letters of representation from twenty-two different households have been received objecting to the application on the following grounds: -

- Unsuitable for these old cottages and will change their character
- The rear is visible from the beach and The Solent
- Out of keeping
- The whole concept hasn't been given thought as to how it would look or impact on the other cottages in the row
- The cottage to the east will be totally overwhelmed by the size of it.
- The proposed balcony would completely overlook the property to the east, overlooking their garden and conservatory
- The ground floor would take away outlook and cast a large shadow throughout the afternoon
- Whilst the cottages are not listed, they date from 1834 and are still an architectural whole and are an important part of the character and history of Hill Head
- It would be an eyesore when viewed from the beach
- If the property is used as a holiday let there would be no more peace and quiet
- A mezzanine floor would create three storeys within a small workman's cottage
- Car parking is difficult in Hill Head Road. Adding a possible three more cars would overcrowd the area
- Introducing a balcony would look out of character
- Loss of value

7.0 Consultations

7.1 None

8.0 Planning Considerations

8.1 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:

- a) Impact on occupiers of neighbouring properties
- b) Design of the proposal
- c) Parking and other matters

a) Impact on occupiers of neighbouring properties

- 8.2 The proposal is for a single storey rear extension with a balcony above including side privacy screens. The concern has been raised that the proposal would impact on the neighbouring properties either side with regards to loss of light, outlook and loss of privacy.
- 8.3 The extension is proposed at a depth of 3 metres from the rear wall of the original dwelling house. The Fareham Borough Design Guidance SPD indicates that an extension at this depth is normally considered acceptable. At ground level the neighbour to the east has a rear conservatory next to the boundary with a main bedroom window at first floor. The neighbour to the west has a lounge window at ground floor level and a bedroom window at first floor, which are both set approximately 2.4 metres in from the boundary.
- 8.4 The balcony above the extension has been set in from the sides by 400mm and back from the rear wall of the proposed extension by 1350mm. The side privacy screens are proposed at a height of 1.7 metres on top of the extension. Officers have carefully considered the size of the extension combined with the privacy screens above. In the view of Officers, the development would not have an unacceptable adverse impact upon the living conditions of neighbours by way of loss of sunlight, daylight or outlook.
- 8.5 Concern has been raised that the balcony would create overlooking/loss of privacy to the neighbours either side. The proposal includes the provision of 1.7 metres side privacy screens which the Fareham Borough Design Guidance SPD recommends as an acceptable solution to maintain the privacy of neighbours. Officers consider that the screens will mitigate any material overlooking issues and they will be conditioned so that they are installed before the balcony is brought in to use and are thereafter retained at all times.

b) Design of the proposal

- 8.6 The Coastguard Cottages are a row of terrace properties which were built in 1834. The row of properties was once grade II listed but later delisted in 1995. Several third parties have raised concerns that the design of the extension is not in keeping with the character of the historic dwelling and as the rear of the property can be viewed from the beach/ The Solent, the proposal would have a visual impact on this row of terrace properties.
- 8.7 Officers have considered the concerns raised with regards to the design changing the character of the building. Whilst it is accepted that the proposal would modernise the dwelling, the property is not within a conservation area and is not a listed building. The owner could therefore carry out most of the proposed alterations and erect a single storey flat roof extension of the same size as that proposed under permitted development rights without the need for planning permission. This “fallback” position is a material consideration when determining the application.
- 8.8 The proposed balcony could not be constructed under permitted development rights. However, taking into account that one of the properties within this row of Coastguard cottages has erected a small rear balcony and the site is within

a coastal location, balconies are not uncommon and would not impact on the visual appearance of the area. With that in mind, and taking into account the earlier assessment in this report which concludes that there would be no harm to the living conditions of neighbours, there would be no clear reason not to grant planning permission for the balcony.

c) Parking and other matters

- 8.9 The plans submitted with the application show that the owner is considering adding a mezzanine floor within the existing property, to create an extra bedroom within the roof space and installing four roof lights within the rear roof slope. The letters of objection that have been received have raised the concern that the extensions/alterations to the property are being made so that the dwelling could be used as a holiday let, which would impact on the parking within Hill Head Road and also potentially create a noise disturbance to the adjoining neighbours.
- 8.10 The alteration to the house to create the extra bedroom within the roof space can be carried out without the need for planning permission. The proposals put forward in this planning application relate solely to the single storey rear extension and balcony which by themselves would not generate any additional requirement for additional parking provision. If it is intended to use the property as a holiday let then this may lead to a material change of use of the property for which planning permission may be required. However, in many instances the use of an existing dwelling as a holiday let is not a material change of use and no planning permission is required. This is however a separate matter which Officers will discuss with the applicant and advise accordingly.

Summary

- 8.11 In summary, this application proposes a single storey rear extension and balcony. An extension the same size can be constructed under permitted development rights. Officers do not consider the extension and balcony would unacceptably harm the appearance of the row of properties or the area more widely. Officers have further judged that the proposals would not have an unacceptable adverse impact on the living conditions of neighbours. The proposals comply with the relevant policies of the adopted local plan and the adopted supplementary planning document on design matters.
- 8.12 Notwithstanding the objections received, Officers consider that planning permission should be granted subject to the conditions recommended below.

9.0 Recommendation

9.1 GRANT PLANNING PERMISSION, subject to the following Conditions:

1. The development shall begin before the expiration of a period of three years from the date of the 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) Plans & Elevations: as proposed – Drawing number PA19-153:02 rev D
REASON: To avoid any doubt over what has been permitted.

3. The balcony hereby approved shall not be brought into use until the 1.7 metre high solid screens as shown on drawing number PA19-153:02 rev D have been erected on both the eastern and western sides of the balcony. The screening shall be subsequently retained at all times.
REASON: To protect the privacy of the occupiers of the neighbouring property and to prevent overlooking.

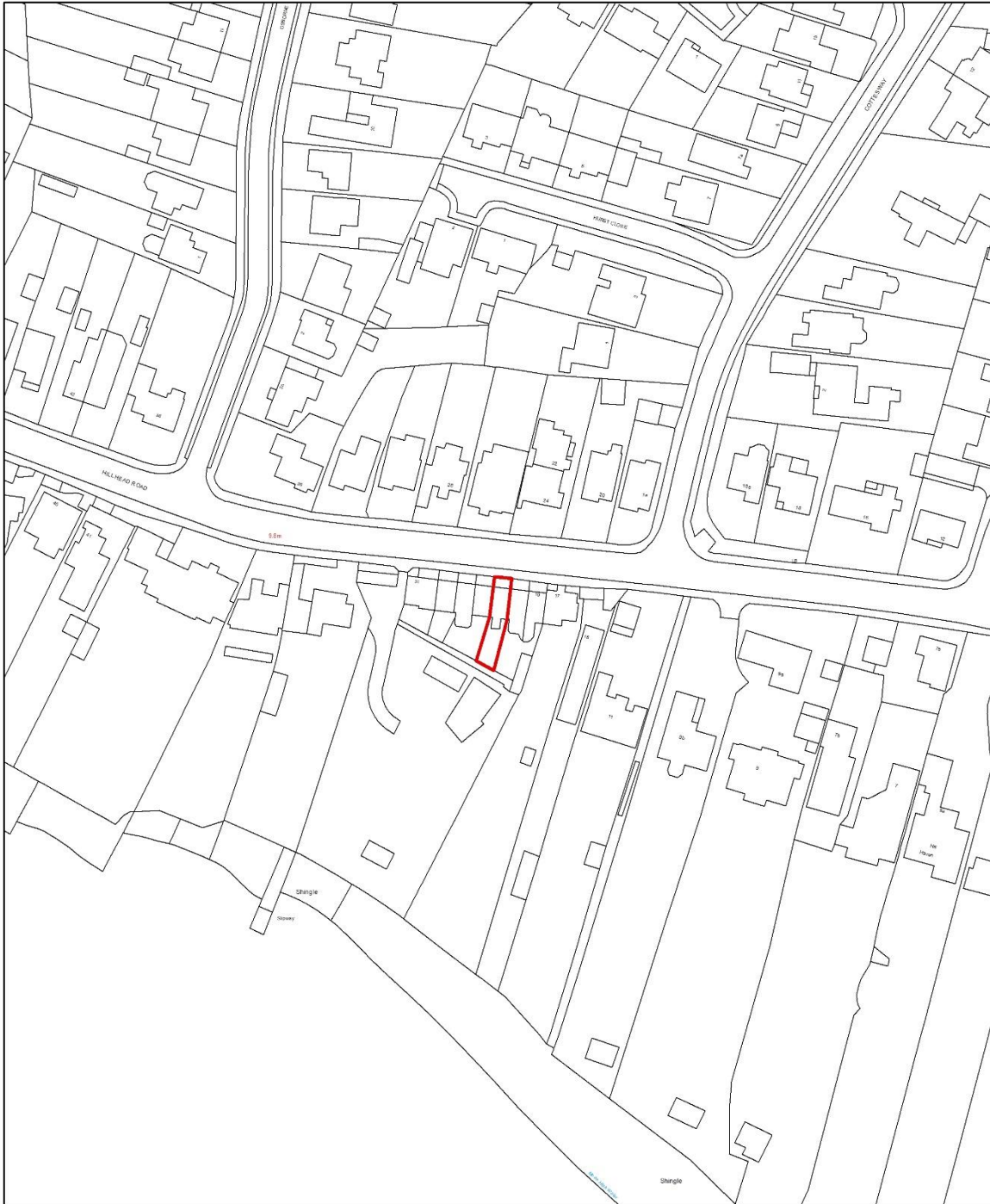
10.0 Notes for Information

None

11.0 Background Papers

FAREHAM

BOROUGH COUNCIL



23 Hill Head Road
Scale 1:1,250

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