

P/13/0538/D3

FAREHAM BOROUGH COUNCIL

HILL HEAD

AGENT: FAREHAM BOROUGH
COUNCIL

ERECTION OF FIVE BEACH HUTS

CLIFF ROAD - FORMER PUBLIC CONVENIENCE SITE HILL HEAD PO14 3JT

Report By

Emma Marks Extn.2677

Site Description

This application relates to a parcel of land to the south of Cliff Road along the foreshore. The surrounding area is primarily residential with large detached properties to the north of Cliff Road. The southern side of Cliff Road has some off road parking along the side of the road with several sets of stairs leading down to the foreshore where this site is located.

Description of Proposal

Planning permission is sought for the erection of five beach huts on an existing concrete base. The huts would measure the same size; 1.83 metres in width, 2.44 metres in depth with an eaves height of 2 metres and a ridge of 2.5 metres. The huts have a gap of 760mm between each hut and 900mm from the rear and side banks to allow access for maintenance.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS14 - Development Outside Settlements

CS17 - High Quality Design

Fareham Borough Local Plan Review

DG4 - Site Characteristics

Representations

One letter of representation has been received objecting on the following grounds:-

Only 10% of the existing beach huts are currently used which may increase to 15-20% on hot weekends;

The space should be used for a covered shelter where people can sit and enjoy the Solent Views.

Planning Considerations - Key Issues

The application site is located along the foreshore to the south of Cliff Road which is designated as coast and countryside within the local plan. The area is primarily residential on the northern side of Cliff Road whilst to the southern side there is a steep drop down to the foreshore where there are currently beach huts to the west of the site.

The parcel of land subject to this application previously housed a toilet block which was

demolished and has been relocated closer to the public car park. The land has since been left unused and this application is proposing to erect five detached beach huts upon it.

There is high demand for beach huts within the borough with this Council having had to close the waiting list to new applicants. On average only eight beach huts exchange ownership each year.

The huts proposed are of a standard size and will mimic the huts just to the west of the site. The external materials of the huts will be green shiplap with a green felt roof to blend in with the existing huts and would be in keeping with this coastal location.

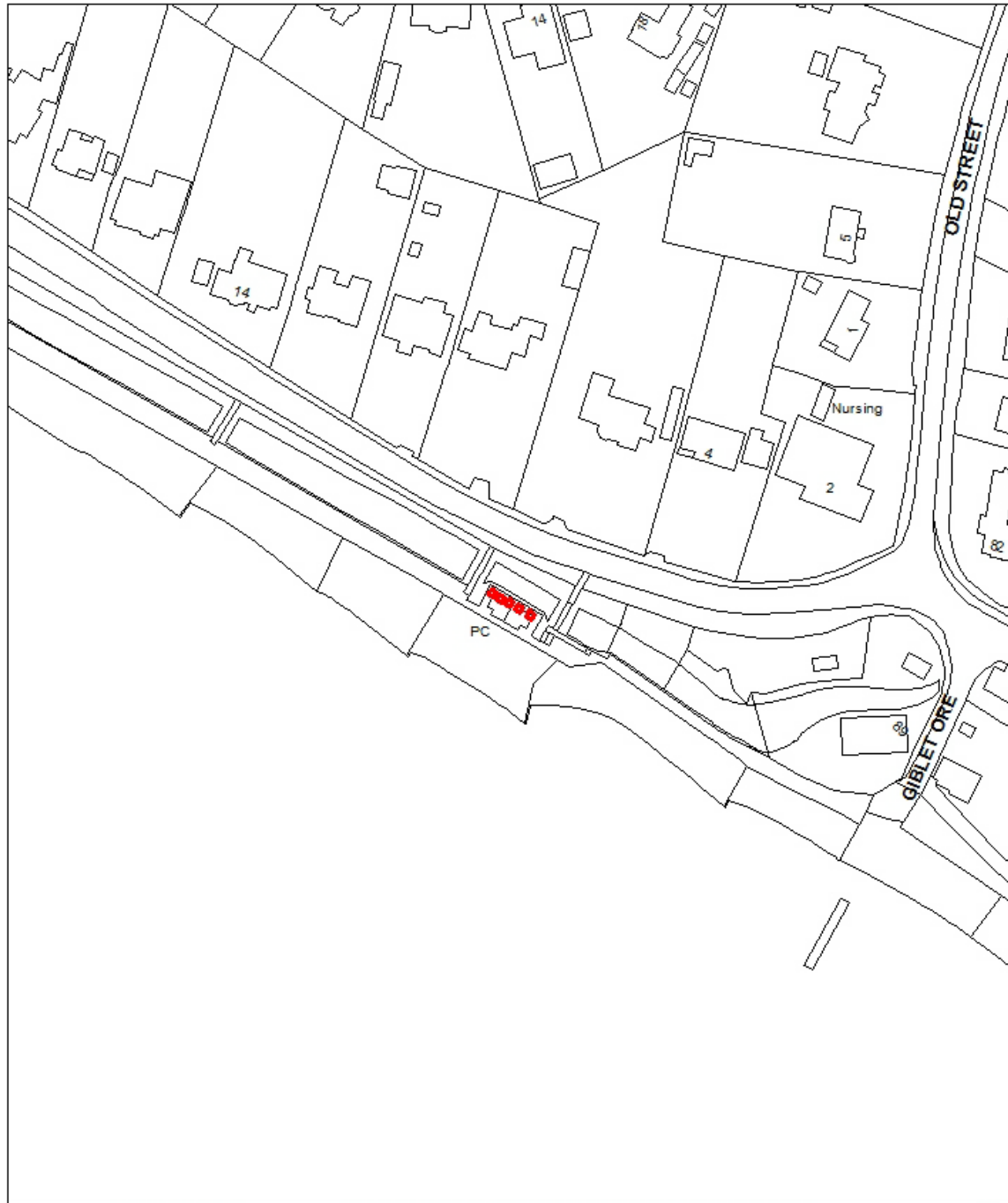
Officers are of the view that the application is acceptable and complies with the Adopted Fareham Borough Core Strategy.

Recommendation

PERMISSION: Pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992

FAREHAM

BOROUGH COUNCIL



CLIFF ROAD
SCALE: 1:1250

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