

P/13/0616/D3 [O]

HILL HEAD

FAREHAM BOROUGH COUNCIL
ESTATE

AGENT: FAREHAM BOROUGH
COUNCIL

ERECTION OF TWO BEACH HUTS

BEACH HUT 1A AND BEACH HUT 48 CLIFF ROAD HILL HEAD FAREHAM HANTS PO14
3JT

Report By

Emma Marks Extn.2677

Site Description

This application relates to a two separate plots of land to the south of Cliff Road along the foreshore. 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 the two sites are located.

Description of Proposal

Planning permission is sought for the erection of two beach huts. One is located between two existing huts and the other on the end of a row. The first of these huts would measure 1.8 metres square in floor area with an eaves height of 2.06 metres and a ridge height of 2.6 metres. The second measures 1.8 metres in width, 2.4 metres in depth with an eaves height of 2.1 metres and a ridge of 2.6 metres.

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:-

- The hut will affect our pleasure and enjoyment of our hut
- Putting another hut up will severely reduce the area for shelter to the general public
- The area is frequently used by Hill Head Sailing Club
- We were on the waiting list for 20 years and waited patiently for the end hut to come up for sale and now to have the pleasure of grassland alongside taken away by building a new hut
- We use our hut all year round and will find your laying of foundations will severely disrupt this use and enjoyment
- Devaluation of our hut

Representation has also been received from County Councillor Christopher Wood who makes the following comments:

I am opposed to this application as I represent this Division on Hampshire County Council and have a duty to represent the wishes of my residents, all of whom I have spoken to oppose it.

This area is already very crowded at weekends and in the summer, an additional beach hut would only makes this worse.

The area is well used by the Sailing Club, a vital part of the community. This beach hut would impact on the amount of space they have available and will therefore impact on pedestrians.

There is no great need to further expand the number of beach huts at this end of the line of existing beach huts so I don't believe we need to pursue this.

I would just like to clarify that I oppose the application for 1A but I support 48.

Consultations

Natural England - No objection

Planning Considerations - Key Issues

There is a 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 existing huts in the area. The external materials of the huts will be green shiplap with a green felt roof to blend in with the existing huts.

The objections that have been received relate only to the proposed hut 1A which is the plot that is located on the end of an existing row of huts. The site is currently a grassed area and concerns have been raised that the loss of this area would be detrimental to the area.

The small area of land that would be lost is designated as coast and countryside within the Local Plan. The policy relating to development which is outside settlements states that the development should not have an adverse impact on the special character of the coast when view from land or water.

Officers are of the view the erection of a single beach hut immediately alongside an existing row of huts is a suitable location for this form of development. The small area of land that would be lost by the structure (approximately 4.3 square metres) would not be detrimental to the public or this coastal location.

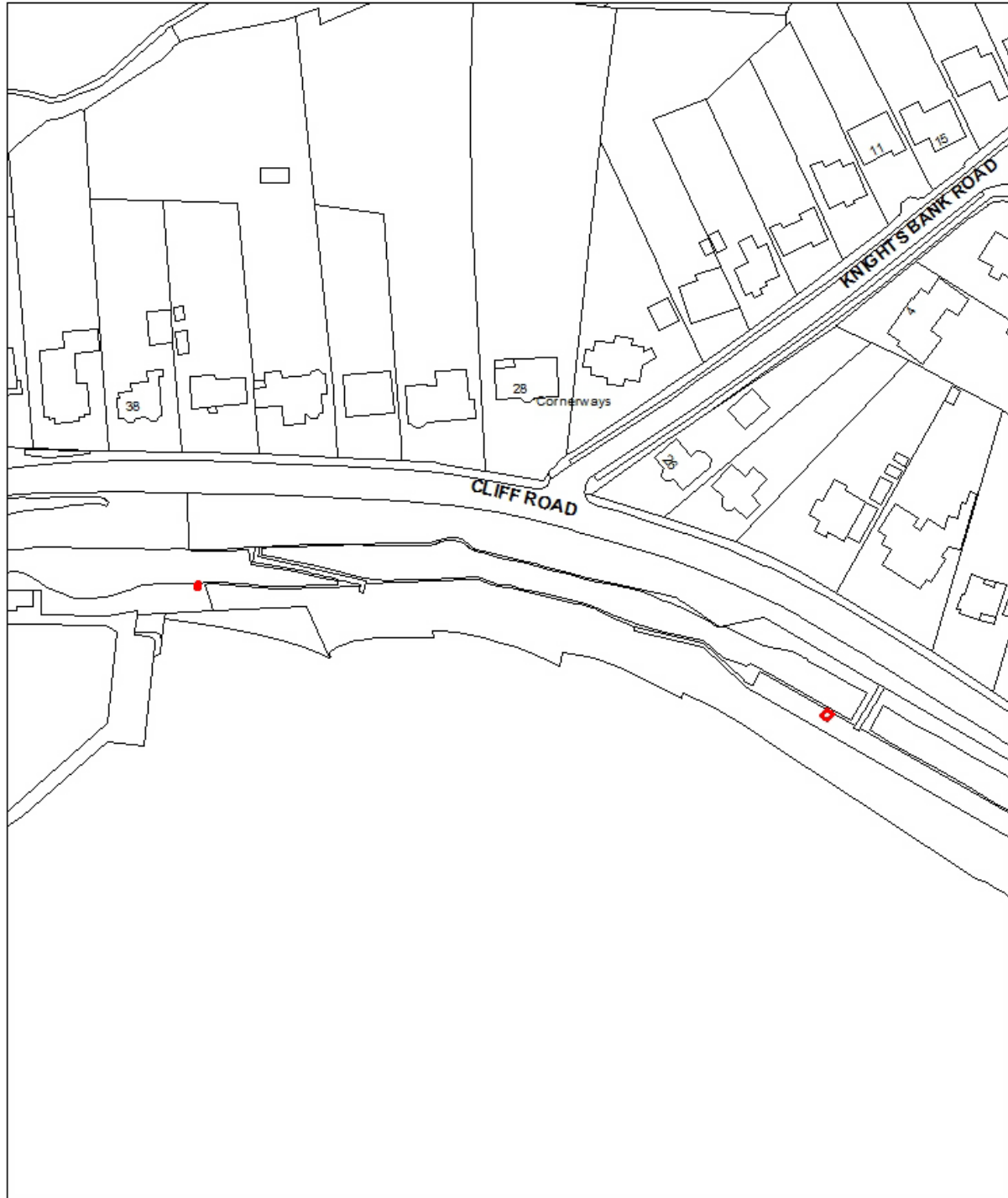
Notwithstanding the representations received, the application is considered acceptable and complies with the Adopted Fareham Borough Core Strategy.

Recommendation

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

FAREHAM

BOROUGH COUNCIL



Beach Huts 1A & 48
Cliff Road
Scale 1:1250

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