

OFFICER REPORT FOR COMMITTEE

DATE: 18/01/2023

**P/22/1116/FP
MS SUZY FOSTER**

**HILL HEAD
AGENT: MISS REBECCA SMITH**

REMODEL OF INTERNAL LAYOUT TO GROUND FLOOR INCLUDING NEW FACING MATERIALS, FIRST FLOOR EXTENSION TO THE NORTH AND BALCONY TO THE SOUTH. EXISTING FIRST FLOOR ROOF TO BE RAISED WITH NEW FEATURE WINDOW TO THE EAST. NEW EXTERNAL WINDOWS AND DOORS THROUGHOUT. ASSOCIATED LANDSCAPING INCLUDING NEW ACCESS GATE, BOUNDARY WALL, ANCILLARY SINGLE STOREY STORE TO THE WEST AND SAUNA POD TO THE NORTH.

85 HILL HEAD ROAD, Hill HEAD, FAREHAM, PO14 3JP

Report By

Jon Snook – Direct Dial 01329 824703

1.0 Introduction

- 1.1 This planning application is being reported to the Planning Committee for determination due to the number of third-party representations received.

2.0 Site Description

- 2.1 The application site lies within the defined urban settlement boundary and consists of a detached two storey chalet bungalow which is situated on the southern side of Hill Head Road. The property sits considerably lower than Hill Head Road with a steep bank leading down to the bungalow and pedestrian access being provided by steps. Vehicular access is provided to the site via Gibley Ore which is located to west of the application site, with the driveway wrapping round from the western boundary to the south of the chalet bungalow. Access is also provided this way to a row of terraced properties located to the east of the application site. The southern boundary of the application site and the terraced properties adjoin the Hill Head beach. Whilst a portion of the lower part of the application site is located within Flood Zone 2 & 3, the existing dwelling itself and the footprint of the proposed development is within Flood Zone 1.
- 2.2 The surrounding area of Hill Head Road is a pleasant residential area comprising of mainly large-detached properties with good sized gardens. Immediately to the east of the application site however is a row of eight terraced properties and a large detached public house named The Osborne View.

3.0 Description of Proposal

- 3.1 This application proposals the remodelling of the internal layout to the ground floor of the existing dwelling, new external facing material, a first-floor extension to the north and a balcony to the south elevation of the house. In addition, the existing first floor roof is to be raised and altered and a new feature window installed in the southern facing gable. New external windows and doors will be fitted throughout. Finally, ancillary works are proposed including a new access gate, boundary wall, ancillary single storey store to the west and sauna pod to the north of the house.

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

DSP2 - Environmental Impact

DSP3 – Impact on Living Conditions

Fareham Local Plan 2037 Main Modification Version

D1 - High Quality Design and Place Making

D2 - Ensuring Good Environmental Conditions

Other Documents:

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

5.0 Relevant Planning History

- 5.1 The following planning history is relevant:

P/18/0876/OA	OUTLINE APPLICATION FOR FIVE TERRACED 2.5 STOREY DWELLINGS WITH ACCESS FROM GIBLET ORE, FOLLOWING THE DEMOLITION OF THE EXISTING DWELLING
WITHDRAWN	20/08/18

P/22/0422/FP	REPLACEMENT BUILDING FOR USE AS AN ANNEX ANCILLARY TO MAIN HOUSE
CURRENTLY UNDETERMINED	

6.0 Representations

6.1 There have been a total of nine representations in response to this application. Of those representations, one was neutral with regards the proposed development, whilst the other eight raised the following concerns: -

- Unnecessary height of the building which is not in line with the neighbouring 'cottages' along the seashore.
- Negative impact upon the current street/beach views and local amenity
- The proposed increase in height of the roof obscures views
- The proposals are for a bigger, higher building with substantially more of a presence, imposing on the road in a way that is out of keeping with current character of the area.
- The proposed roofline is substantially different from the current one, being both significantly higher than the current ridge and having a totally changed shape
- The modern look is out of place with the quaint sea front
- The radical re-design is markedly different in character to the adjacent row of Victorian cottages and more traditional nearby properties.
- The proposed structure is considerably bulkier than the existing building, especially from the west and east elevations, and will be an over-dominant presence.
- Increase in contractor vehicles and other machinery movements associated with the re-development.
- Out of keeping with the local area and endangers setting a precedent for further work resulting in the area losing its unique character forever. The redesign is significantly out of character to the adjacent row of Victorian cottages and more traditional nearby properties.
- Obstruction of sight lines along these routes by contractor traffic increases the hazard for pedestrians and other road users.
- The area is a haven for bats and significant development work may endanger the natural habitat

The Hill Head Residents' Association have made the following comments in response to the planning application: -

- We recognise the comments made by neighbours and others and believe these should be considered by the Council
- We acknowledge this is a large plot and the property is in need of modernisation and improvement
- The issue of most concern to neighbours is understandably the height of the elevations. Whilst recognising that this would possibly not be grounds for refusal, it would nevertheless be welcomed by neighbours if some reconsideration could be given to this aspect

- As would be the case with any development on this site, the road access will be difficult for construction vehicles and we would encourage the applicants to liaise with all neighbours about that aspect
- Clarification would also be welcome on how the combined parking requirements of the main dwelling and the proposed rebuilt garage annex will be positioned on site.

7.0 Consultations

7.1 None

8.0 Planning Considerations

8.1 The following matters represent the key material planning considerations which need to be assessed to determine the suitability of the development proposal. The key issues comprise:

- a) The principle of development
- b) Effect on Character & Appearance of the Area
- c) Effect on Amenity of Neighbouring Properties

The principle of development

8.2 The planning application seeks to carry out development to an existing chalet bungalow including by the addition of a first-floor extension and raising the roof line of the property. The property is located within the defined urban settlement boundary where such development would normally be acceptable in principle, subject to considerations such as the impact on the character and appearance of the area and the amenity of neighbouring properties.

Effect on the Character of the area

8.3 The properties in Hill Head Road consist of predominantly large-detached properties with generous sized gardens and those on the south side of the road overlook Hill Head beach. There is a row of eight cottages to the east of the application site which separate the site from The Osborne View Public House. A number of properties in the area, including those immediately in the location of the application site, have been subject to improvement and development over recent years. The general character of the area is one which is well spaced out, creating an open and spacious feel within the neighbourhood.

8.4 The Fareham Borough Design Guidance (excluding Welborne) Supplementary Planning Document provides guidance on improving and extending residential properties. The guidance states that a successful extension or improvement to a house will respect the existing character of the

house and the street. High-quality, long-lasting materials which are complementary to the original dwelling will make a big difference to the overall appearance of the house.

- 8.5 In this case, the re-development of the property consists of raising the existing roof line and a first-floor extension to the north of the dwelling. There is no increase to the overall ground floor footprint of the property.
- 8.6 The chalet bungalow currently has a main roof ridge that runs from east to west with two chimney stacks. The overall height of the roof ridge is 7.66 metres whilst the chimney stacks are 8.98 metres. It is proposed to replace the single ridge with two ridges which will both run from north to south, the ridge on the eastern side of the property will incorporate the new first floor extension and be 8.34 metres high whilst the shorter ridge on the western side will measure 9.11 metres high. The development of the first-floor extension is set in the area between the existing property and Hill Head Road which is at a considerably higher level than the property. In view of the changes in levels the new development will be mostly hidden from Hill Head Road and the properties on the opposite side of the road.
- 8.7 Concern has been expressed to the proposed changes in the roof line of the property and views from Hill Head Road and properties located on the northern side of the road. The applicant has provided an additional drawing which shows the comparison between the dwelling as it currently exists and the proposed roof line. Whilst the new roof pitches would stand higher than the original ridge line, the chimneys on the existing roof would be removed which are similar in overall height to the new roof. Having regard to the limited increase in overall height of the new roof and the fact that the house is set on a much lower level than the roadside, Officers do not consider the proposed development would have a harmful effect on the character or appearance of Hill Head Road. Whether or not private views of the sea from houses on the opposite side of the road would be affected is not a material planning consideration.
- 8.8 When viewed from the south the proposed re-development of 85 Hill Head Road will be larger and more imposing than the existing property. The views of the property will be from the public beach with the dwelling set back from the beach by a considerable distance in the row of established properties. There have been a number of other properties in the immediate area which have been subject to redevelopment including that of 89 Hill Head Road and properties to the east of The Osborne View Public House.
- 8.9 The property to the east of the application site, 83 Hill Head Road which is the end terrace property, sits at the same land level as the application site. The

front elevations for the properties are broadly similar and therefore a significant part of the proposed development sits to the rear of the properties and is sub-servient to the original building line. The property to the west of the application site, 87 Hill Head Road, occupies a much higher position as it adjoins Hill Head Road at street level. This property faces due south with only one first floor window on the eastern elevation which is located very close to Hill Head Road, therefore most views of the proposed changes to the application site will be obscured due to the positioning of the windows.

- 8.10 In support of this planning application the applicant has provided a materials schedule which comprises of the external walls being coated with white render, stone slip cladding and charred timber cladding, whilst the roof will have grey metal panels. The window frames would be powder coated a bronze colour to match the balcony frame.
- 8.11 The Design Guidance SPD outlines that appropriate front boundaries should reflect the positive aspects of the street's character and where possible enhance it. As part of this application, it is proposed that there will be a new entrance gate and wall on the western boundary. The proposed timber gate in Gibley Ore will adjoin a new wall which will step down to the south of the gate towards the beach. The proposed boundary treatment is consistent with the other walls and gates in the Gibley Ore and therefore it is not considered that it would have a harmful impact upon the character or appearance of the area or street scene.
- 8.12 Taking all of the above into account, the property occupies a generous plot with the first-floor extension occupying the void between the property and Hill Head Road which is set at a much higher level. The development responds positively to and is respectful of the key characteristics of the area including landscape, scale, form, spaciousness and use of external materials. Officers do not consider the development would be harmful to the character and appearance of the area. It is considered that the proposals accord with Policy CS17(High Quality Design) of the Fareham Borough Council Core Strategy, Policy D1 (High Quality Design and Place Making) of the Local Plan 2037 Main Modification Version and the Design Guidance SPD.

Effect on Amenity of Neighbouring Properties

- 8.13 Policy DSP3 of the Local Plan Part 2: Development of Sites and Places states development proposals should not have an unacceptable adverse impact upon the living conditions on the site or neighbouring development by virtue of loss of sunlight, daylight, outlook and/or privacy. Policy D2 of the Fareham Local Plan 2037 requires the same.

- 8.14 As mentioned previously in this report the application sits within in a generous size plot adjoining Hill Head Road to the north but sitting much lower than the road. Therefore, the impact to any properties to the north is extremely limited and is in no way materially harmful.
- 8.15 The adjoining property to the west, of the application site, 87 Hill Head Road occupies a higher land level with only one high level window on the eastern elevation which adjoins Hill Head Road. The property to the east, 83 Hill Head Road is built up to the boundary between the properties, but there are no windows, other than two rooflights in a 'lean to' extension, on the western elevation of the site facing the application site. The application site and both neighbouring properties all face southwards, the new pitched roofs all slope away from the neighbouring properties and therefore this, along with the properties lack of opposing windows, reduces any impact on loss of outlook, privacy or sunlight.
- 8.16 As part of the assessment of this planning application, the Planning Case Officer visited both 83 and 87 Hill Head Road to consider the windows on the eastern and western elevations of the proposed development. The property to the east, 83 Hill Head Road, has two Velux type windows on the elevation facing the application site. The windows are set at a high level which would obscure and minimise any views from the new first floor windows on the eastern elevation. The property to the west of the site, 87 Hill Head Road, has one upstairs window serving a bathroom, a high-level downstairs cloakroom window for ventilation, which does not give any notable views, and glazed side door. The first-floor window is set significantly forward of the application site being located almost immediately upon Hill Head Road, the window is obscured and opens southwards and therefore only provides views over Hill Head Road. The clear glazed ground floor facing the application site is set behind a steep external brick staircase which has metal railings which greatly restricts views to and from the door.
- 8.17 The applicant has submitted updated drawings to obscure glaze all upstairs bathroom windows and to ensure that they are fixed shut to a height of 1.7 metres above finished floor level to further minimise any opportunity to overlook neighbouring properties. Whilst bedroom 1 will have a clear glazed opening window facing westwards (towards 87 Hill Head Road) and bedroom 2 will have a clear glazed window facing eastwards (towards 83 Hill Head Road) it is not considered that either window would have unacceptable intrusive views into the neighbouring properties. A planning condition will be sought to ensure that the windows stipulated in the plans as being obscure and non-opening will be retained in that condition in the future.

- 8.18 Officers consider that the proposed balcony may create the opportunity to overlook the neighbouring properties. To address this potential the applicant has submitted further drawings with the inclusion of obscure glazed panels. A planning condition securing the retention of these privacy panels is recommended.

Other Matters

- 8.19 The applicant has demonstrated on the proposed site plan that there will be three external car parking spaces on site. The proposed re-development of the site will increase the size of the property to a four-bedroom house. The Fareham Borough Council Residential Car & Cycle Parking Standards Supplementary Planning Document 2009 outlines that a four-bedroom property should provide three car parking spaces and therefore, the proposal meets the expected standard.
- 8.20 As part of the publicity process for this planning application, concern has been expressed with regard to construction traffic associated with the proposed development. Whilst it is acknowledged that access to the site is difficult due to the steep incline of the narrow access road of Giblet Ore, there is significant parking space on site to provide for parking of construction vehicles off of the road.

Conclusion

- 8.21 The proposed development would not materially harm the character or the appearance of the area or have an unacceptable adverse impact on the living conditions of residents living in neighbouring properties by way of loss of sunlight, daylight, outlook or privacy.

9.0 Recommendation

9.1 GRANT PLANNING PERMISSION

1. The development shall begin before the expiration of a period of three years from the date of this decision.

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) 08 - Proposed Gate and Boundary Wall
 - b) 09 - Scale Comparison Elevations

- c) 03G - Proposed Site Plan, Floor Plans and Elevations
- d) 04B - 3D Visual 1
- e) 05B - 3D Visual 2
- f) 06B - 3D Visual 3
- g) 07B - 3D Visual 4
- h) 05-RS-FBC-Planning Materials -2122072
- i) Site Location Plan & Block Plans
- j) Design & Access Statement
- k) Preliminary Ecological Appraisal
- l) Bat Mitigation Strategy

REASON: To avoid any doubt over what has been permitted.

3. The balcony hereby approved shall not be brought into use until the 1800mm high obscured glass balustrade screening shown on drawing number "03G – Proposed Site Plan, Floor Plans and Elevations" has been erected as shown on the approved plans. The screening shall subsequently be retained in that manner at all times thereafter.

REASON: To protect the amenities of the occupiers of the neighbouring property and to prevent overlooking.

4. The first-floor windows proposed to be inserted into the east and west elevations of the approved development and stipulated on the drawing number "03G – Proposed Site Plan, Floor Plans and Elevations" as having "obscured glazing - fixed up to 1.7m above FFL" shall be:

- a) Obscure-Glazed; and
 - b) Of a non-opening design and construction to a height of 1.7 metres above internal finished floor level;
- 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.

10.0 Background Papers

P/22/1116/FP

FAREHAM

BOROUGH COUNCIL



85 Hill Head Road
Fareham
Scale 1:1,250



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