

OFFICER REPORT FOR COMMITTEE

DATE: 12/04/2023

P/23/0243/FP

HILL HEAD

MS SUZANNE FOSTER

DEMOLISH THE EXISTING HOUSE AND REBUILD A TWO STOREY HOUSE ON THE EXISTING FOOTPRINT, WITH ASSOCIATED LANDSCAPING AND NEW ACCESS GATE (ALTERNATIVE TO P/22/1116/FP)

85 HILL HEAD ROAD, FAREHAM, PO14 3JP

Report By

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1.0 *Introduction*

- 1.1 This application is being reported to the Planning Committee for determination due to the number of third-party representations received.
- 1.2 Members will be aware that the emerging Fareham Local Plan 2037 is now at a very advanced stage. Upon adoption, the Fareham Local Plan 2037 will replace the Local Plan Part 1 (Core Strategy) and Local Plan Part 2 (Development Sites and Policies).
- 1.3 The Executive is considering a report on the adoption of the Fareham Local Plan 2037 at its meeting on the 3 April. One of the recommendations within the report is that a recommendation is made to Council to adopt the Fareham Local Plan 2037. If the Executive agrees this recommendation, Council will be convened on 5 April to consider the Executive's recommendation that the Fareham Local Plan 2037 be adopted.
- 1.4 Officers will provide an update at the Planning Committee meeting confirming the status of the Fareham Local Plan 2037 and Local Plan Parts 1 and 2.

2.0 *Site Description*

- 2.1 The application site lies within the defined urban settlement boundary and consists of a detached 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.
- 2.2 Vehicular access is provided to the site via Giblet 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.

- 2.3 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.

3.0 Description of Proposal

- 3.1 The application is an alternative to that approved by the planning committee under P/22/1116/FP (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).

- 3.2 The submitted plans are identical to those approved under P/22/1116/FP. After trial pits were dug to assess the foundations of the existing property, it was concluded that in order for the works to take place the existing property will need to be demolished and a replacement dwelling erected- this has resulted in the submission of this planning application.

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

Emerging Fareham Local Plan 2037

The following draft policies of the emerging plan are of relevance.

NE1 - Protection of Nature Conservation, Biodiversity and Local Ecological Network

NE2 - Biodiversity Net Gain

D1 - High Quality Design and Place Making

D2 - Ensuring Good Environmental Conditions

Other Documents:

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 UNDER CONSIDERATION

P/22/1116/FP 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

PERMISSION 19/01/2023

6.0 Representations

6.1 Nine third party letters were received during the 21-day notification period from five different households, all within close proximity of the site who raised the following concerns:

- Building is too high and will dwarf neighbouring cottages
- Impact on the view to the west from the east
- Should not be allowed construction works on weekends due to neighbouring impacts
- Cottages to the east were not notified of previously approved application

- Not in keeping with the traditional Victorian cottages.
- Overdevelopment of the plot
- Increased roof height will dominate front elevation.
- Out of keeping with the locality
- No architectural interest
- Electronic gate inappropriate for shared access.
- Highway safety concern over access for construction vehicles
- Concerns over timings of the bat surveys
- Noise and disturbance including parking during construction phase
- Loss of privacy from bedroom window
- Concerns over eastern boundary wall height

7.0 Consultations

EXTERNAL

Ecology

7.1 No objections subject to conditions

Natural England

7.2 Awaiting comments

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) Principle of development;
- b) Impact upon the character and appearance of the area;
- c) Impact upon neighbouring properties;
- d) Parking;
- e) Ecology;
- f) Other matters

a) Principle of development

8.2 The site is within the defined urban settlement boundary where development of a replacement dwelling would normally be considered acceptable in principle, subject to all other material considerations being met.

8.3 The plans submitted with this application are identical to the plans previously approved by this Council under P/22/1116/FP in January this year.

b) Impact upon the character and appearance of the area

8.4 Policy CS17 of the Local Plan Part 1: Core Strategy and Policy D1 of the emerging Fareham Local Plan 2037 state that proposals should respect the

key characteristics of the area and be of high-quality design.

- 8.5 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 terraced 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. This has resulted in an area with a diverse character to it.
- 8.6 Third party comments have raised concern regarding the increase in the height of the property. The site slopes significantly from North to South with the property being set down considerably from Hill Head Road. There is a 1.8 metre high close boarded fence running along the northern boundary with Hill Head Road. The majority of the existing property is hidden from view when viewed from the north even more so in the summer months when the trees along the northern boundary are in leaf.
- 8.7 The existing property has a ridge height of approximately 7.66 metres. The proposed ridge height is 8.34 metres and 9.11 metres; both of which were previously considered to be acceptable. Even with this additional height, the property will still be considerably lower when viewed at road level than the property directly to the west which is on the corner of Hill Head Road and the entrance to the site at Giblet Ore.
- 8.8 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 continue to be of the view that the proposed development would not have a harmful effect on the character or appearance of Hill Head Road.
- 8.9 Whilst the proposed property is larger with more bulk than the existing chalet bungalow, due to the varied character of the area with properties of different sizes, the proposed property is considered to respect the key characteristics of the area.
- 8.10 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.

- 8.11 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. Both the northern and southern elevations of the proposal will have a broadly similar building line to the neighbouring properties to the east. 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.
- 8.12 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.
- 8.13 The proposal includes changes to the western boundary and proposes a brick wall stepping down in height as it extends southwards and an electric sliding entrance gate. Whilst the proposed boundary is higher in sections than the existing railings, it is not out of keeping with other boundary treatments within close proximity and still maintains a low boundary height at its southern point where it meets with the beach.
- 8.14 The development, whilst now proposed as a replacement dwelling rather than extensions, continues to respond 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 comply with Policy CS17 and Policy D1.

c) Impact on neighbouring properties

- 8.15 Policy DSP3 of the Local Plan Part 2: Development of Sites and Policies and Policy D2 of the emerging Fareham Local Plan 2037 state 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.
- 8.16 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 as they did in the permitted application and therefore this, along with the properties lack of opposing windows, reduces any impact on loss of outlook, privacy or sunlight.

- 8.17 As part of the assessment of the previous 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 rooflight 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.
- 8.18 Whilst bedroom 2 will have a clear glazed window facing eastwards (towards 83 Hill Head Road) this window will face onto the neighbouring roof slope and not directly into the neighbouring gardens. Furthermore, due to the beach front location, very low boundary walls and balcony at number 83, the site and neighbouring properties are largely open to public views and so the bedroom window is not considered to result in an unacceptable adverse loss of privacy. A planning condition will be imposed to ensure that the windows stipulated in the plans as being obscure and non-opening will be retained in that condition in the future.

d) Parking

- 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, as was the case when the development was approved as extensions to the 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.

e) Ecology

- 8.20 A Preliminary Ecological Appraisal (PEA) was submitted with the application. The PEA stated that the dwelling was a known roost for roosting bats. Therefore, an adverse impact at site level could be possible in the absence of Phase II surveys being carried out to determine if there are roosting bats present.
- 8.21 Phase II surveys were carried out in which two dusk emergence and one dawn re-entry survey were carried out.
- 8.22 One of the third party comments received has raised concerns over the timings of these surveys. However, as stated within the Bat Mitigation Report by EcoSupport the bat surveys took place within the optimal survey window and during suitable weather conditions for bats.
- 8.23 No emergence or re-entry of bats was recorded during the surveys and the report concludes that the dwelling is not considered to be used by roosting bats.
- 8.24 Furthermore, should a bat roost be identified on site during works all works must stop immediately and a European Protected Species License (EPSL) must be obtained from Natural England before works recommence.
- 8.25 The Council's Ecologist was consulted during the course of the application and has raised no objection subject to a condition requiring compliance with the 'recommended actions to mitigate and enhance' of the PEA and 'mitigation and compensation' of the Bat Mitigation Strategy.
- 8.26 Whilst the submitted documents do not indicate that a 10% biodiversity net gain will be achieved as per the test in Policy NE2 of the emerging Fareham Local Plan 2037, the development has already been approved as extensions under the previous application where this policy would not have been applicable.
- 8.27 Furthermore, a condition requiring incorporation of a single integrated bat feature and a single bird feature to provide for biodiversity enhancement at the site is included in the recommendation.
- 8.28 Therefore, given the enhancement of biodiversity at the site, the proposal is considered acceptable in this respect.

- 8.29 The site is immediately adjacent to the Solent and Southampton Water Special Protection Area (SPA) and Ramsar and Lee-on-the Solent to Itchen Estuary Site of Special Scientific Interest (SSSI). To ensure no adverse impacts on the integrity of the designated sites and Construction Environmental Management Plan will be secured by condition to ensure no disturbance of overwintering birds.
- 8.30 An Appropriate Assessment has been carried out and Natural England have been consulted with no response received to date. The Planning Committee will be advised of any consultation response on the Assessment within the written update to Members.

f) Other matters

- 8.31 Concern has been expressed by neighbouring residents 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.
- 8.32 Details of construction parking will be required to be provided in a Construction Environmental Management Plan prior to any works taking place.
- 8.33 A number of residents raised concerns relating to construction hours being permitted over weekends. It would not be considered reasonable to restrict construction hours to weekdays only for a development of this size.
- 8.34 Some of the neighbours raised concerns over not receiving a neighbour notification letter. The publicity was carried out in line with the Council's Community Notification Scheme and in any event, whilst raising the point that letters were not received these neighbours are aware of the application and had the opportunity to make representations.
- 8.35 The owners of the cottages raised concerns over the proposed electronic gate. Access to the cottages is provided via this gate. This is considered to be a civil matter, however, the applicant has confirmed that the gate will be accessible to the cottages.
- 8.36 One neighbour raised concerns regarding potential changes to the eastern boundary of the site. The plan referred to has since been removed from the application as it is not required. The applicant has however, confirmed that the measurements stated on this plan referred to the Above Ordnance Datum

levels and that there are no changes proposed to the eastern boundary.

8.37 In summary, the proposal is not considered to have an unacceptable adverse impact upon the neighbouring properties or the character and appearance of the area and is the same as that permitted by this Council earlier this year.

8.38 Notwithstanding the representations received, Officers consider the proposals to be acceptable.

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 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) Drawing No: 01 - Site Location Plan & Block Plans
- b) Drawing No: 02 – Existing Site Plan, Floor Plans and Elevations
- c) Drawing No: 03 Rev H - Proposed Site Plan, Floor Plans and Elevations
- d) Drawing No: 04 Rev B - 3D Visual 1
- e) Drawing No: 05 Rev B - 3D Visual 2
- f) Drawing No: 06 Rev B - 3D Visual 3
- g) Drawing No: 07 Rev B - 3D Visual 4
- h) Drawing No: 08 - Proposed Gate and Boundary Wall
- i) Drawing No: 09 - Scale Comparison Elevations
- j) 05-RS-FBC-Planning Materials -2122072
- k) Preliminary Ecological Appraisal by Ecosupport dated 25th July 2022
- l) Bat Mitigation Strategy by Ecosupport dated 25th July 2022
- m) Flood Risk Assessment by FPS Environmental dated February 2023

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 “03 Rev H – 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 "03 Rev H – 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.

5. The development hereby approved shall be carried out in full accordance with the recommendations and enhancements set out in the Flood Risk Assessment (FRA) submitted as part of the application.

None of the development hereby approved shall be first occupied/used until the measures recommended by the approved FRA have been fully implemented. These measures shall be subsequently retained.

REASON: To ensure that the protection of the development against flooding.

6. The development hereby approved shall be carried out in full accordance with the recommendations and enhancements set out in the approved Preliminary Ecological Appraisal and Bat Mitigation Strategy by Ecosupport dated 25th July submitted as part of the application.

None of the development hereby approved shall be first occupied/used until the approved ecological enhancements have been fully implemented. These enhancement measures shall be subsequently retained.

REASON: To ensure that protected species are not harmed and that habitat is enhanced as a result of the proposed development.

7. No development shall take place on site until a Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority.

The development shall be carried out in accordance with the approved CEMP (unless otherwise agreed in writing by the local planning authority) which shall include (but shall not necessarily be limited to):

- a) Details of how provision is to be made for the parking of operatives/contractors'/subcontractors' vehicles and/or construction vehicles;
- b) Location of temporary site buildings, compounds, construction material, and plant storage areas used during demolition and construction;
- c) Measures to control vibration in accordance with BS5228:2009 which prevent vibration above 0.3mms⁻¹ at the boundary of the SPA;

- d) Measures to minimise noise levels to below 70dB(A) for continuous noise and 50dB(A) for sudden based noise or the restriction of noise generating work to within the months of April to September only
- e) Provision for storage, collection, and disposal of rubbish from the development during construction period;
- f) No burning on-site;
- g) Scheme of work detailing the extent and type of any piling proposed;
- h) A construction-phase drainage system to prevent pollutants from leaving the site;
- i) Safeguards for fuel and chemical storage and use, to ensure no pollution of the surface water leaving the site.

REASON: In the interests of highway safety and in the interests of protecting nearby sites of ecological importance from potentially adverse impacts of development. The details secured by this condition are considered essential to be agreed prior to the commencement of development on the site so that appropriate measures are in place to avoid the potential impacts described above.

8. No work on site relating to the construction of any of the development hereby permitted (Including works of demolition or preparation prior to operations) shall take place before the hours of 0800 or after 1800 Monday to Friday, before the hours of 0800 or after 1300 Saturdays or at all on Sundays or recognised bank and public holidays, unless otherwise first agreed in writing with the Local Planning Authority.

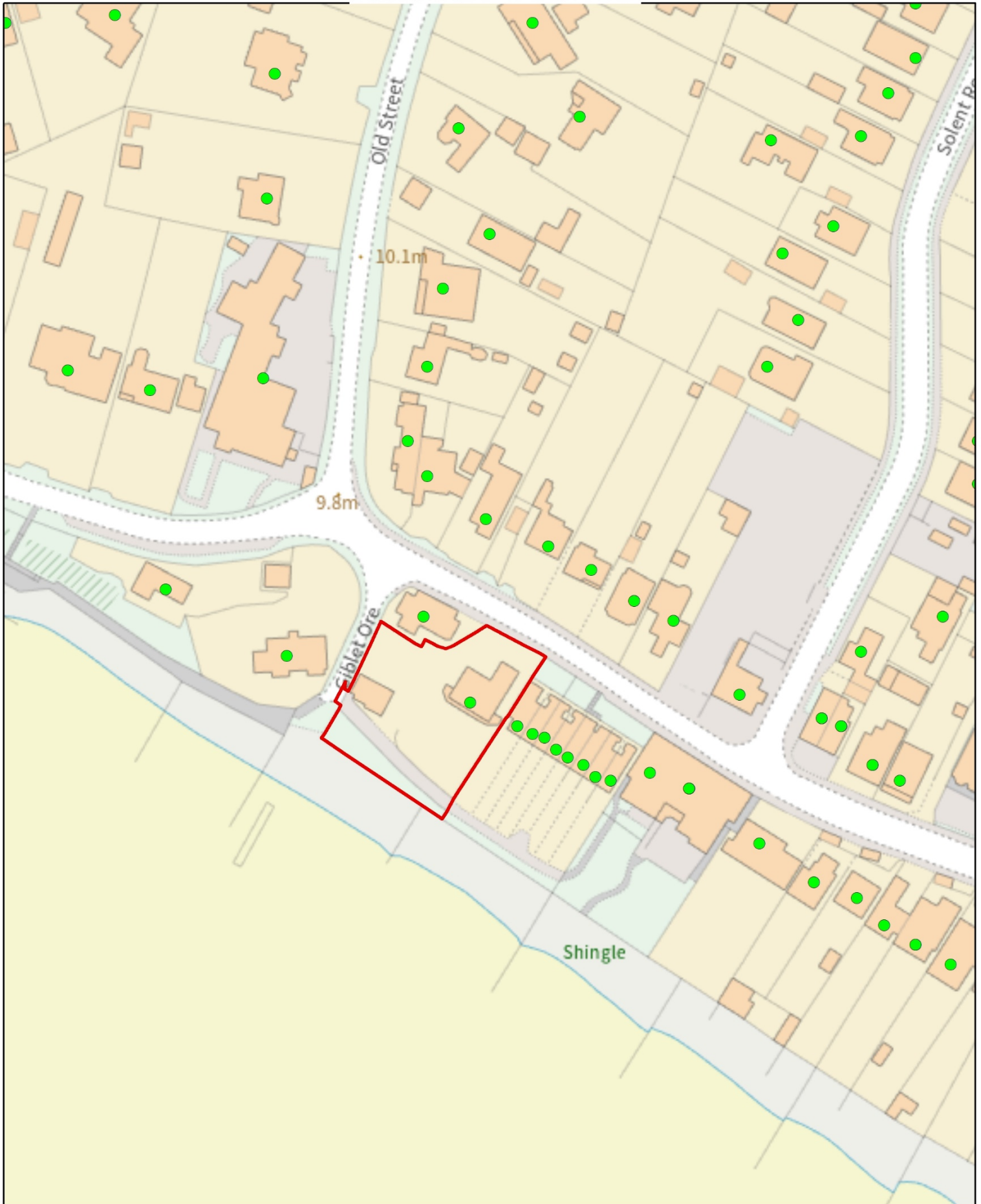
REASON: To protect the occupiers of nearby residential properties against noise and disturbance during the construction period.

10.0 Background Papers

Application documents and all consultation responses and representations received as listed on the Council's website under the application reference number, together with all relevant national and local policies, guidance and standards and relevant legislation.

FAREHAM

BOROUGH COUNCIL



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Hill Head
Scale 1:1,250



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