

OFFICER REPORT FOR COMMITTEE

DATE: 16 August 2023

**P/23/0193/FP
MR & MRS SHIRES**

**HILL HEAD
AGENT: LOMAX DESIGNS**

REVISE THE CANOPY ROOF EDGE OF THE GARDEN ROOM SO THAT A SEDUM ROOF PERIMETER CAN BE INCLUDED, USE OF VERTICAL TIMBER CLADDING TO MATCH THAT USED ON THE MAIN HOUSE, CHANGES TO WINDOWS AND DOOR DESIGN/DETAILING AND 1.8 METRE HIGH STAINLESS STEEL CHIMNEY SERVING WOOD BURNER (RETROSPECTIVE) AND ADDITION OF 16 SOLAR PANELS MOUNTED ON THE ROOF AT 17 DEGREES

45 HILL HEAD ROAD HILL HEAD PO14 3JL

Report By

Kim Hayler – direct dial 01329 824688

1.0 Introduction

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

2.0 Site Description

2.1 The site is located on the south side of Hill Head Road and backs onto the seafront. There is a change in levels within the site with the land sloping sharply down towards the seafront.

2.2 The site is in a residential area with dwellings to the north and on either side.

3.0 Description of Proposal

3.1 Planning permission was granted in March 2022 to replace the existing pitched roof with a flat roof, remove large chimney stacks, replace the conservatory with a single storey rear extension of the same footprint; replace the existing garage and update the external materials. The dwelling is a modern style and currently being constructed with much of the external works completed.

3.2 The current application involves several changes to the design previously approved:

- Revise the canopy roof edge of the garden room so that a sedum roof perimeter can be included and use of vertical timber cladding to match that used on the main house;
- Changes to windows and door design/detailing;
- 1.8 metre high stainless steel chimney/flue serving wood burner;
- Provision of 16 solar panels mounted on the roof at 17 degrees.

4.0 Policies

4.1 The following policies apply to this application:

Adopted Fareham Local Plan 2037

D1: High Quality Design and Placemaking

D2: Ensuring Good Environmental Conditions

CC1: Climate Change

Other Documents

National Planning Policy Framework (NPPF) 2021

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

5.0 Relevant Planning History

5.1 The following planning history is relevant:

P/22/1439/VC	Variation of condition 2 of P/22/0983/FP to allow for an alternative material to be used for the privacy screen
Permission	16 November 2022
P/22/0983/FP	To extend the existing and approved rear balcony towards the east by 1.4m
Permission	6 September 2022
P/21/1935/MA/A	Non-material amendment - Replace existing roof with a flat roof, replacement conservatory, replacement garage, alteration and replacement of windows
Permission	16 August 2022
P/21/1935/FP	Replace existing roof with a flat roof, replacement conservatory, replacement garage, alteration and replacement of windows
Permission	24 March 2022

6.0 Representations

6.1 Eight objections, including one from the Hill Head Residents Association have been received in relation to the application as originally submitted, raising the following concerns:

- The design, number and installation of solar panels would have a significant negative impact upon the street scene. The property holds a dominant position within the street; the solar panels would be harmful when viewed from the street and from the west and east;
- There is not enough detail on how the solar panels will be fixed to the roof;
- The solar panels, combined with the flue give an industrial look to the dwelling, compromising the clean contemporary style of the dwelling;
- Both the solar panels and flue would be an eyesore for overlooking properties;
- There was no reference to window changes in the application;
- The flue is entirely out of character with the existing street scape; it was not shown on the application, so should be removed by serving an enforcement notice

6.2 The application was subsequently amended; the number of the solar panels were reduced and the flue and window changes added to the application. Three further objections were received raising the following concerns:

- There is no attempt by the applicant to illustrate the views from beach side or from existing houses on the opposite side of the road; the information is inconsistent;
- The solar panels would breach the original design of the property;
- The solar panels should be fixed horizontally with no part extending above the level of the roof lights (a flat configuration);
- The flue is an ugly protrusion, seen from neighbours' first floor windows;
- Sunlight glare from the flue.

6.3 More recently the application has been amended. The amendment relates specifically to the design and number of solar panels and the retention of the flue at 1.8 metres in height.

6.4 Four further objections have been received including one from Hill Head Residents Association raising the following concerns relating to the solar panels:

- The owner offered to reduce the panels, now the number has been increased;
- The revised proposal shows 16 solar panels, in four rows, set at a lower angle, but the photographs and mock up panels continue to demonstrate an unacceptable detrimental impact upon the street scene from west, east and north views and the clean lines of the dwelling;
- It is accepted the negative visual impact is reduced by the lower angle of the rise of the panels, but the view remains of the rear face of probably two rows of panels;
- The impact could be reduced by reducing the number of panels or providing an upstand in materials to match the finish of the house, to shield the rear face of the solar panels;
- The current application has an unacceptable impact on the outlook from houses on the opposite side of the road;
- The mock up provided by the applicant was taken from street level. When viewed from first floor level on the opposite side of the road they are more intrusive;
- The wooden mock up blended well with the building; aluminium frames will be a contrast to the building;
- Loss of efficiency would be minimal if the panels were flat on the roof;
- The panels should be mounted flat on the roof and no part of the installation should extend above the level of the roof-lights.

7.0 Consultations

EXTERNAL

None

INTERNAL

None

8.0 *Planning Considerations*

- 8.1 The material planning considerations which would need to be assessed to determine the suitability of the development proposal relate to design, effect on the character of the area and impact on neighbouring properties.
- 8.2 Each element of the application is assessed by Officers in turn below:
- 8.3 **Revise the canopy roof edge of the garden room so that a sedum roof perimeter can be included and use of vertical timber cladding to match that used on the main house**
- 8.4 The changes to the rear extension roof (canopy) are modest and result in a less complicated finish and design. The extension roof will be increased in size slightly towards the east, however there is no increase in the size of the balcony. The changes will not have any adverse impact on 43 Hill Head Road in terms of loss of outlook, privacy or amount of available sunlight. The proposed alterations to the canopy roof including the use of vertical timber cladding to match that on the main house is considered to be acceptable and comply with Policies D1 and D2 of the Fareham Local Plan 2037.
- 8.5 **Changes to windows and door design/detailing**
- 8.6 Several changes are proposed to the approved windows and front door. No new windows are proposed, although one window within the eastern elevation will be increased in depth. This window serves a bathroom and looks across the roof of the neighbouring property and will not have an unacceptable adverse impact on the privacy of this property. The windows on the east elevation would be subject to a condition ensuring they are obscure glazed and non-opening below 1.7 metres from finished floor level. The overall design of the property and impact upon the character of the area and are considered to comply with Policies D1 and D2 of the Fareham Local Plan 2037.
- 8.7 **Stainless steel chimney/flue serving wood burner**
- 8.8 A stainless steel flue 1.8 metres high has been erected on the roof serving a wood burner. The flue is positioned approximately in the centre of the roof and is finished in stainless steel. In order to meet Part J of the Building

Regulations the flue outlet had to measure a minimum of 1.8 metres high in order to provide clearance to the roof covering.

8.9 When viewed from the street and from the neighbouring property across the road, the flue is seen with the sky and sea as a backdrop. It is considered the profile, height and finish of the flue does not have an unacceptable adverse visual impact upon the occupiers of the adjacent residential properties or the character of the street scene. The flue is considered to accord with Policies D1 and D2 of the Fareham Local Plan 2037.

8.10 **Solar panels on the main roof**

8.11 Sixteen solar panels are proposed to be installed on brackets on the flat roof of the property. The panels will be mounted at 17 degrees and will project 300 mm above the parapet which surrounds the roof. The panels will measure approximately 1600 mm x 1100 mm; they will be anti-reflective, and the support brackets will be anodised black/dark grey to match the as built window frames and trims. The system comes with a rear vertical panel to conceal the underside of the solar panel. The panels would be set in from the front and back (north and south) edge of the roof by 1.2 metres and 1.75 metres from each side. The highest part of the solar panels would project 300 mm above the parapet which extends around the edge of the roof.

8.12 When standing on the southern side of Hill Head Road, in front of the property, it will not be possible to see the solar panels. The parapet around the building will aid screening, together with their siting, set in from the sides of the roof. There will be limited oblique views of the panels when looking between the application site and its neighbours.

8.13 The panels will be seen by neighbours across the road on the northern side of Hill Head Road, from first floor windows and balconies. However, with increased views as a result of the removal of the original roof and chimneys of the property, the line of sight will extend across the top of the panels to the seascape beyond.

8.14 There are a diverse range of house types, styles and design along the southern side of Hill Head Road. In light of this the design, number and siting of the solar panels on the property are considered appropriate. Their presence will be restricted and visible from limited viewpoints within the public realm. Notwithstanding the objections received the solar panels will not have an unacceptable impact on the character of the area and street scene given the limited views of them. The panels will not have an unacceptable adverse visual impact upon the occupiers of the adjacent neighbouring properties. Furthermore, provision of the proposed solar panels will contribute towards

the aims of minimising the impacts of climate change. Officers conclude the panels are in accordance with Policies CC1, D1 and D2 of the Fareham Local Plan.

9.0 Summary

- 9.1 In summary, Officers do not consider that the proposal will have any materially harmful impact on the character or appearance of the surrounding area or the living conditions of neighbouring residential properties.
- 9.2 Officers consider that the development accords with the relevant policies of the adopted Fareham Local Plan 2037.
- 9.3 Notwithstanding the objections received, Officers consider that planning permission should be granted.

10.0 Recommendation

10.1 **GRANT PLANNING PERMISSION**, subject to the following condition:

1. The development shall be carried out in accordance with following approved documents:
 - a) 21-07-45HH-2406-Site Image – Revision P3
 - b) 21-07-45HH-2407-Photographs of Mock-up Solar Panels – Revision P1 – First Issue
 - c) 21-07-45HH-2412-Roof Plans – Revision P5
 - d) 21-07-45HH-2420-Elevations-South – Revision P7
 - e) 21-07-45HH-2421-Elevations-North – Revision P7
 - f) 21-07-45HH-2422-Elevations-Hill Head Road – Revision P5
 - g) 21-07-45HH-2423-Elevations-West – Revision P6
 - h) 21-07-45HH-2424-Elevations-West – Revision P6
 - i) 21-07-45HH-2430-Roof Section – Revision P2
 - j) 21-07-45HH-Design and Access Statement – First Issue.

REASON: To avoid any doubt over what has been permitted.
2. The development hereby approved shall not be brought into use until the 1.8 metre high obscure glazed boundary screening/privacy screening indicated on the approved plans has been erected. The screening shall subsequently be retained at all times in accordance with the approved details.

REASON: To protect the privacy of the occupiers of the neighbouring
3. The first floor windows proposed to be inserted into the east Elevation of the approved development 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.

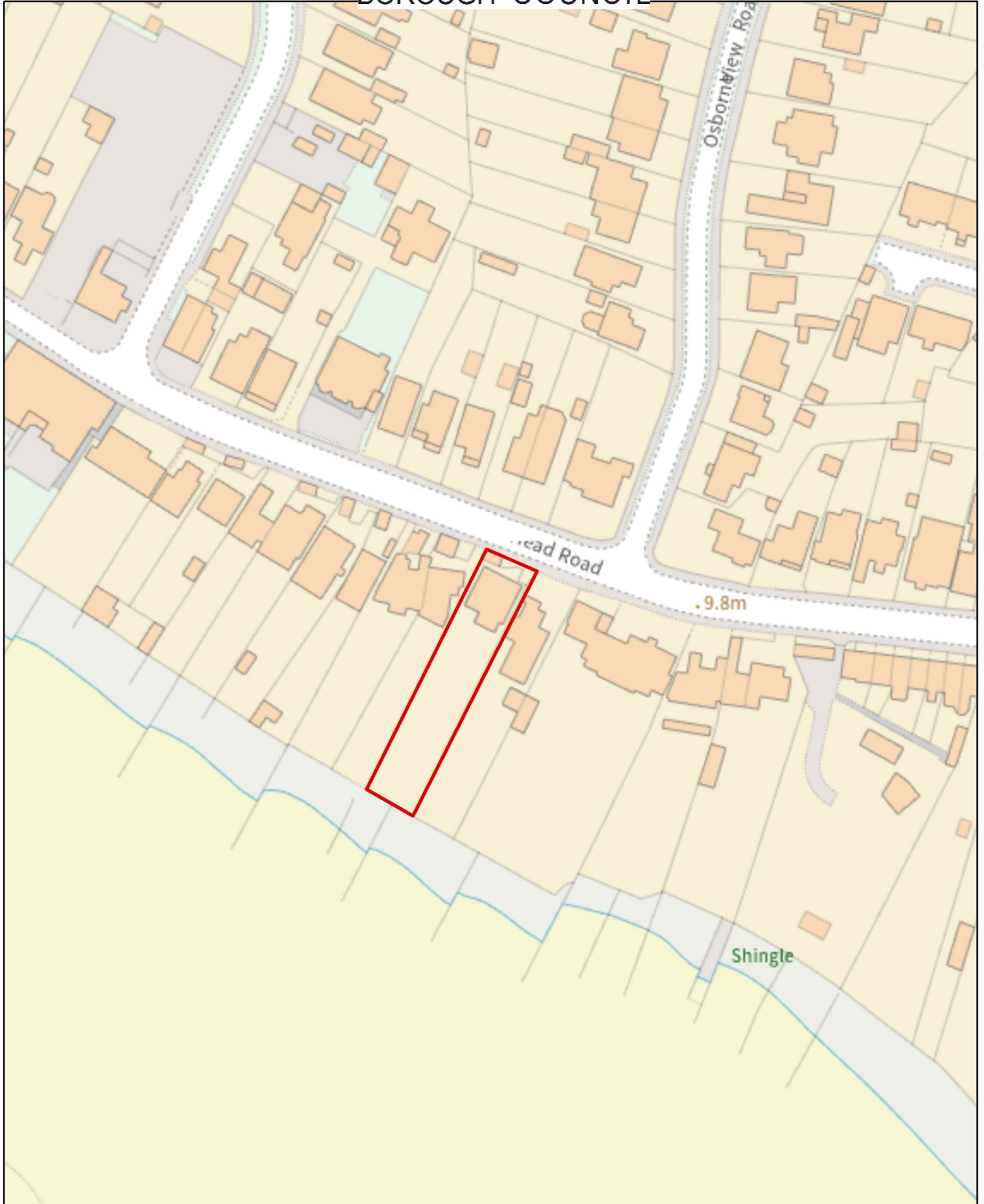
REASON: To prevent overlooking and to protect the privacy of the occupiers of the adjacent property.

11.0 *Background Papers*

- 11.1 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



45 Hill Head Road
Hill Head, Fareham
Scale 1:1,250



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