

P/13/0734/FP

HILL HEAD

MR H COWAN

AGENT: THORNS-YOUNG LTD

RETENTION OF ROOFLIGHTS IN EAST ELEVATION

6 SWORDFISH CLOSE LEE ON THE SOLENT HAMPSHIRE PO13 9FJ

Report By

Emma Marks Extn.2677

Site Description

This application relates to a first floor apartment within a two storey block of apartments at the south-east corner of Swordfish Close, off Crofton Avenue, Hill Head.

The site is within the urban area. The apartment building is situated on a raised position above a vegetated cliff face below which is Salterns Road and then a seaside pedestrian esplanade and beach.

Description of Proposal

Retrospective planning permission is sought for the installation of three roof lights within the eastern roof plane and one roof dome within the roof above 6 Swordfish Close. The rooflights have been installed in order to facilitate an additional bedroom, bathroom, en-suite and store.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Relevant Planning History

The following planning history is relevant:

<u>P/08/0522/FP</u>	INSTALLATION OF ROOFLIGHTS TO SOUTH AND EAST ELEVATIONS
	PART 13/06/2008 PERMISSION
<u>P/07/1127/FP</u>	REPLACEMENT OF EXISTING FRENCH DOORS WITH PATIO DOORS
	PERMISSION 02/10/2007
<u>P/07/0531/FP</u>	REPLACE EXISTING FRENCH DOORS WITH PATIO DOORS
	PERMISSION 23/05/2007
<u>P/07/0159/FP</u>	(A) ALTERATIONS TO BALUSTRADES AND EXTENSION TO THE EXISTING JULIET BALCONIES (B) PROVISION OF REAR BALCONY
	PART 28/03/2007 PERMISSION
<u>P/06/1144/FP</u>	Provision of Additional Parking Spaces and Alterations to Existing Bin/Cycle Store

Representations

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

- i)the roof-space and roof does not form part of the individual leases of the flats;
- ii)concern about the standard of the construction;
- iii)increase the fire risk and noise transmitted to other flats;
- iv)pressure on allocated car parking;
- v)out of character.

Consultations

Director of Regulatory and Democratic Services(Environmental Health):- awaiting comments

Planning Considerations - Key Issues

Planning permission was obtained for rooflights to the property in 2008 however the works were not implemented within three years and the permission subsequently lapsed. Unfortunately the applicant was not aware that the permission had expired and as a result the roof lights have since been installed. This application is seeking their retention.

The apartment block is a prominent building when seen from the nearby promenade and beach.

Views of the proposed roof lights within the east elevation are, however, partly shielded from view by a tree screen to the east. In light of this officers do not consider the roof lights have an adverse impact on the street scene or the character of the area.

There are no privacy issues created by the roof lights in relation to neighbouring properties.

These external alterations are considered by Officers to be an acceptable change to the appearance of the apartment block; also concluded by Members when the original application was considered.

Recommendation

Subject to the comments of the Director of Regulatory and Democratic Services (Environmental Health)

Permission

FAREHAM

BOROUGH COUNCIL



6 Swordfish Close
Scale 1:1,250



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