

OFFICER REPORT FOR COMMITTEE

DATE: 15/01/2025

**P/24/1529/FP
MR AND MRS PAYNE**

**HILL HEAD WARD
AGENT: PMG BUILDING DESIGN &
CONSULTANCY**

ALTERATIONS TO EXISTING BUILDING (INCLUDING ALTERATIONS TO FENESTRATION, NEW CLADDING, NEW ROOFING, ETC) AND ENLARGEMENT OF FIRST FLOOR PROJECTION

57 HILL HEAD ROAD, FAREHAM, PO14 3JL

Report By

Emma Marks – direct dial 01329 824756

1.0 Introduction

1.1 This application is being brought before the planning committee because a relative of the applicants is employed by Fareham Borough Council

2.0 Site Description

2.1 This application relates to a semi-detached three storey building which has been divided into three separate dwellings.

2.2 This application has been submitted in relation to the dwelling which occupies the entire ground floor and part of the first floor of the building, with the neighbour (No. 55) occupying the remainder of the first floor and the second floor.

2.3 The property is located on the southern side of Hill Head Road and the rear elevation fronts the beach with a garden area in between. The property is set lower than the level of Hill Head Road.

2.4 The site is located within the urban area.

3.0 Description of Proposal

3.1 Planning permission is sought for alterations to the existing building which include new cladding, new roofing (on the flat roofs), alterations to the fenestration and a first floor enlargement which measures 2.6 metres deep, 3.7 metres wide and 2.4 metres high.

4.0 Policies

4.1 The following policies apply to this application

Adopted Fareham Local Plan 2037

D1: High Quality Design and Place Making

D2: Ensuring Good Environmental Conditions

Other Documents:

National Planning Policy Framework (NPPF) 2024

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

5.0 Relevant Planning History

5.1 None

6.0 Representations

6.1 Two letters of representation have been received which raise the following concerns:

- May obscure glass be used in the east window as this window looks back into our lounge/diner
- The extension would impact considerably further on the privacy of the neighbouring property No.59
- The lighting at night of full height, full length windows can be considerable and have an impact on neighbouring properties
- If the mirror glass on the east elevation is purpose made and not a removable film this would be acceptable

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) Impact upon amenity;
- b) Impact upon the character and appearance of the area.

a) Impact upon amenity

8.2 Policy D2 (Ensuring Good Environmental Conditions) of the adopted Fareham Local Plan 2037 sets out that development must ensure good environmental conditions for all new and existing users of buildings and external space.

8.3 The concern has been raised that the development would create overlooking and loss of privacy to the neighbouring property. Due to the unique layout of

the property there is currently a set of side patio doors at first floor level which are at a right angle with the neighbour's property which occupies the other half of the first floor. The current patio door has a mirrored film attached to it that reduces the views from the window. The same mirrored film will be incorporated into the proposed new doors, and this is set out on the plans, which would be controlled by condition. It was requested that the glazing in the revised doors are fitted with obscure glass. Officers have assessed the proposal and, whilst some views are possible into the neighbours property on an angle, it is considered that the proposal would not worsen the current situation and therefore the level of harm would not be increased.

- 8.4 It was also raised that due to the first floor rear extension being increased in depth this would increase the level of overlooking to the neighbouring property. The first floor projection would extend a further 600mm which would be in line with the neighbouring property at no.59. Whilst it is appreciated that extending the doors further at the rear would increase some view into the neighbours garden, these views would be oblique, which is common in built up areas and considered not to be harmful.
- 8.5 A concern was raised that the alterations made to the windows/doors could increase the level light impact on the neighbouring properties. It is considered that as the application site is a residential property and the level of glazing is not dramatically changing, an adverse impact on the neighbours with regards to light pollution would not be created.
- 8.6 Officers therefore consider that the development complies with Policy D2 of the Fareham Local Plan 2037 and is therefore acceptable.

b) Impact upon the character and appearance of the area

- 8.7 Policy D1 (High Quality Design and Placemaking) of the adopted Fareham Local Plan 2037 seeks to ensure that development proposals and spaces will be of high quality, based on the principles of urban design and sustainability to ensure the creation of well designed, beautiful and safe quality places.
- 8.8 The alterations proposed to the dwelling are mainly on the side and rear elevations of the property. The building is set much lower than Hill Head Road with the second floor being level with the road. In light of this No.57 is not visible within the street scene, so there are no implications created on the character of the road. The rear elevation is visible from the beach to the rear, however the design of the development and materials proposed are considered to be acceptable with no detrimental impact being created on the area.

8.9 Officers therefore consider that the development proposal accords with the provision of Policy D1 of the Fareham Local Plan 2037 and is therefore acceptable.

Summary

8.10 The proposed development is considered by Officers to be acceptable and would not have an unacceptable adverse impact on the surrounding neighbouring properties. The proposals would preserve the character and appearance of the area. The development is considered to comply with Policies D1 and D2 of the Fareham Local Plan 2037.

9.0 Recommendation

9.1 GRANT PLANNING PERMISSION, subject to the following conditions:

1. The development shall begin within three years from the date of this permission.

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. Proposed Plans – Drawing No.002 rev D

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

Then

DELEGATE authority to the Head of Planning to make any necessary modification, deletion or addition to the proposed conditions.

Background Papers

10.1 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.

57 Hill Head Road Stubbington

