
Site Address:	30 Sapphire Ridge, Waterloooville, PO7 8NY		
Proposal:	A single storey rear extension to the property.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00123	Expiry Date:	15/04/2024
Applicant:	Mr and Mrs Netherton		
Agent:	M J Ellwood	Case Officer:	Ikrame Essalih
	Speltham Contracts Ltd		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 30 Sapphire Ridge, Waterloooville, is a two-storey detached dwellinghouse located on the west side of Sapphire Ridge. The house is constructed in red facing brickwork, with rustic red tile hanging at the first-floor level on the front elevation, and a brown tile gable roof. The front elevation features a staggered building line at ground floor level, with a protruding single-storey integral garage to the south and a box bay window. The front area includes a paved driveway with pedestrian access to the property and a retained grass area. The rear garden comprises a conservatory and decking that leads to the lawn area, with boundary treatment consisting of high timber fencing along the north and south boundaries, and mature hedging along the west boundary.
- 1.2 The surrounding area is residential in character, with properties of similar age, height and design, though with different finishing materials and type.

2 Planning History

None.

3 Proposal

The proposal involves the erection of a 3 metres high single storey rear extension with flat roof. The rear extension would be replacing the existing conservatory with relatively similar footprint.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

Developer Services, Southern Water
No comments received.

Portsmouth Water Company
No comments received.

Hampshire Biodiversity Information Centre

Within 50m - Priority Habitat - Lowland Mixed Deciduous Woodland
Within 50m - SINC - Outhurst/Inhurst/Beech Wood
Within 50m - Notable and protected species - Hazel Dormouse (Beech Wood)

Officer Comment: *It is anticipated that this domestic scale application would not impact these ecological assets.*

6 **Community Involvement**

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 12

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received.	N/A

7 **Planning Considerations**

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties

(i) Principle of development

- 7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

- 7.3 The proposed works comprise the construction of single storey flat roof rear extension following the demolition of a rear conservatory. The extension would be of approximately similar footprint protruding from the rear elevation by approximately 3.48 metres with a width of approximately 4 metres, a total height of approximately 3 metres with eaves' height of approximately 2.7 metres matching the existing. The rear extension would be constructed in matching materials to the existing ones in the property including the brickwork at all elevations, bi-fold doors and window. These works are considered to be modest in scale and design, subservient to the existing building, thus would be in keeping with the character of the main dwellinghouse.
- 7.4 The proposed extension would be located to the rear, thus would not be readily visible from the public realm. Additionally, it is noted that similar developments at rear elevations are existing in neighbouring properties. Consequently, it is considered that the proposal would not result in an adverse impact to the character of the area and the streetscene.
- 7.5 Considering all the above, the design and appearance of the proposal is deemed appropriate in context to the main building would not adversely impact the character of the area and streetscene, therefore considered to be acceptable, meeting the requirements of Policy CS16 of Havant Borough Local Plan (Core Strategy 2011) and Havant Borough Design Guide SPD. It is considered that the scheme would not result in an adverse impact on the visual amenity and character of the locality.

(iii) Effect on neighbouring properties

- 7.6 The application site backs onto a woodland to the west side while the proposed extension would be located at the rear side of the property with a west facing window and south facing bi-fold doors. By dint of its location, the proposed development would be mainly screened from the neighbouring properties located at the west and east of the application site.
- 7.7 The adjacent property at No.28 Sapphire Ridge is the closest to the proposed development. The rear extension would be sited at the same distance, of approximately 2 metres, from the north side boundary. Considering the flat roof design of the proposed extension, the existing fence at least 1.8 metres high as well as the application site sitting on a lower ground level compared to the adjacent property, it is deemed that the proposed development would not appear overbearing or result in overshadowing or loss of daylight or adverse impacts to the neighbouring property on this side.
- 7.8 To the south side, is property at No. 32 Sapphire Ridge. By dint of the separating distance of approximately 7.1 metres between the proposed development and the south boundary line, as well as the existing fence of a height of at least 1.8 metres, it is deemed that the development would not appear overbearing or result in overshadowing and the proposed bi-fold glass doors would be mainly screened avoiding harmful overlooking and loss of privacy to this neighbouring property.

- 7.9 Given the design and size of the proposed rear extension as well as its setback distance from existing site boundaries and neighbouring properties, it is considered that the proposal would not have any adverse impact on the residential amenity of these adjoining properties. The proposal does not appear overbearing or lead to harmful overshadowing, overlooking, loss of privacy, daylight or view and would have limited and acceptable impact on the immediately adjacent properties and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the Havant Borough Local Plan (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

8 Conclusion

- 8.1 The proposed development is acceptable in principle. The scale, amount and design of the proposal would have limited and acceptable impact on the neighbours, the character of the area and the streetscene and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00123, subject to the following conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Amended Proposed Floor Plans and Elevations - Uploaded 08 August 2024

Location Plan - Uploaded 15 February 2024
Email confirming roof and door materials Mr Ellwood dated 30th July 2024

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.