
Site Address:	9 Sapphire Ridge, Waterloooville, PO7 8NY		
Proposal:	First floor extension and part conversion of the existing garage.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00048	Expiry Date:	17/03/2023
Applicant:	Mr J Stevens		
Agent:	Mr C Flint	Case Officer:	Selina Donophy
	Chris Flint Ass Ltd		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site comprises a two storey detached dwellinghouse located on the east side of Sapphire Ridge, Waterloooville. This property has a pitched roof with a single storey, pitched roof garage to the side. The elevations are formed from brickwork and tile hanging with a projecting bay window to the front with a roof above. The area is predominantly residential in character.

2 Planning History

None relevant

3 Proposal

First floor extension and part conversion of the existing garage.

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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Gwen Robinson

No comment received

Councillor Mike Seal

No comment received

Councillor Peter Wade

No comment received

Property Services Manager

No comment received

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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
- (iv) Parking

- (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 This proposal comprises a first floor side extension and part garage conversion. The proposed first floor extension would have a width level with the existing side of the garage, front and rear elevations level with the existing front and rear elevations of the main house and a ridge in continuation of the existing ridge line. The garage would be split creating a utility room and store - the garage door to the front elevation would

be retained. At first floor level the extension would create one bedroom served by windows to the front and rear elevations - the existing two bedrooms at the front would be combined into one bedroom. Proposed materials would include brick and tile, both to match existing.

- 7.4 The proposed extension would result in loss of space at first floor level however it is noted that other properties in the immediate vicinity have also undergone similar extensions and the two properties to the south are now almost full width as they have similarly been extended above the garage . The resulting appearance would therefore be generally consistent with the surrounding properties and is deemed to be an acceptable addition. The materials would be in keeping with the host dwelling and overall no harm to character of the area has been identified.
- 7.5 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.6 To the north of the application site is no 7 Sapphire Ridge .This property is two storey in height and features a bathroom window to the side elevation at first floor level facing back towards the application site. Bathrooms are not considered as primary habitable rooms and therefore the impact of the proposed first floor extension on this window is considered to be acceptable.
- 7.7 To the south of the application site is no 11 Sapphire Ridge. The extension would be located on the other side of the property and therefore would not impact no 11.
- 7.8 There are no properties to the rear of the site. Opposite the site to the west is no 4 however this is separated from the site by the road and there are already first floor windows facing one another .
- 7.9 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

- 7.10 This proposal would result in no change to the bedroom number which totals 3. The loss of the garage space would mean that the second required parking space would need to be accommodated on the driveway. The driveway measures over 6 metres in length and therefore could accomodate two cars parked meeting the minimum requirements of 2.4 by 4.8 metres per parking space.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/23/00048

(A) 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:

23 Jan 2023 BLOCK, LOCATION & FLOOR PLANS INCLUDING ELEVATIONS drawing number FULL 01

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.