
Site Address:	12 Sapphire Ridge, Waterloooville, PO7 8NY		
Proposal:	Two storey side extension.		
Application No:	APP/18/00912	Expiry Date:	06/11/2018
Applicant:	Mr D Chapman	Case Officer:	Karen Wooden
Agent:			
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey detached dwelling located in a modern cul-de-sac within a predominantly residential area. The house has red multi brick elevations, and dark red hung tiles to the roof. The properties within close proximity to the site are all of the same age, but vary in design. It is evident that some have been extended in a similar way to this proposal.
- 1.2 The area to the front of the property includes a small lawn and an area of hardsurfacing to the front of the integral garage. The land level descends from a northerly to a southerly direction.

2 Planning History

- 2.1 No relevant planning history.

3 Proposal

- 3.1 The proposal seeks to extend the property by approximately 1.2m to the east and 3.3m to the north, with an additional floor to be added to the existing garage and extended area, to create an additional first floor bedroom and ensuite bathroom.

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

5.1 No consultations required for this application.

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment (summerised)	Officer Comment
The proposed extension, by reason of its size, depth, width and height would have an adverse impact on the amenities of the properties immediately adjacent to the site and surrounding area by reason of overlooking, loss of privacy and visually over bearing impact.	Addressed in Section 7
The proposed extension is at such an angle that the primary amenity of our garden would be overlooked by the new extension, resulting in a serious invasion of our privacy. The proposed extension also has a direct line of sign into our main living area.	Addressed in Section 7
The proposed extension goes 1.2m x 8.9m beyond the current ground footprint of the property and the first floor will present a massive 3.8m x 8m obstruction to light. This will present a significant shading and loss of daylight to our property.	Addressed in Section 7
We have serious concerns about the impact the proposed works could have on the stability of our property. We have concerns about the impact of the proposed extension on surrounding properties in terms of drainage and ground stability.	This is not a planning consideration.

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) Impact on 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 The proposed side extension will, by nature of its location, be visible from the public domain. It is considered that the use of materials to match the existing dwelling will reduce any significant impact on the visual amenity of the area. Furthermore it is acknowledged that the property will extend closer to the highway of Sapphire Ridge, however a separation gap of no less than 3.5m will be retained. It is evident that other properties within close proximity to the site have been altered and extended from their original form.
- 7.4 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

- 7.5 Due to the proposed location of the extension to the east of the host dwelling, it is not considered that it would result in significant harm to the property to the west. The property to the south (No. 22 Sapphire Ridge) is sited a minimum of 25m from the proposal, and a gap of approximately 18m will be retained between the extension and the properties to the east. It is therefore not considered that the occupiers of these neighbouring properties would be significantly impacted in terms of loss of light or overlooking.
- 7.6 Concerns have been raised in relation to the proposed impact on the occupiers of the property to the north in terms of overlooking, loss of light and overbearing.
- 7.7 The initial plans submitted showed that the first floor window to the side (east) elevation was to be obscurely glazed, however the window to the rear (north) was to be clear glazing. This rear first floor window will look towards an outside amenity space on the southern elevation of No. 10 and subsequently an amended plan has been received to show that this window will also be obscurely glazed. Subject to this alteration, it is now considered that the proposed extension will not result in significant overlooking.
- 7.8 With regard to the potential loss of light and overbearing impact to the occupiers of No. 10, it is noted this neighbouring property is orientated with the front of the house facing east and the rear of the house facing west. This differs from the application site which is orientated with the front facing south and the rear facing north. It is also noted that the sloping land levels result in No. 10 being higher than No. 12. There is one first floor window and one ground floor door on the southern elevation of No. 10. The first floor window is a landing window and therefore does not provide light into a primary room. This neighbouring property does have a rear conservatory, however it is sited approximately 17m from the extension. It was also noted on a site visit that the occupiers of No. 10 do have an external table and bench sited along the southern elevation of their property, however this is set approximately 14m from the extension and therefore the first floor extension will not result in significant overshadowing or

loss of daylight. The retained separation gap between No's 10 and 12 is sufficient to ensure the extension does not have an unacceptable overbearing impact. It is considered that the refusal of the proposal on the grounds of the impact on neighbouring amenity could not be justified.

- 7.9 Consequently, it is considered that, due to the separation gaps 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) Impact on parking

7.10 The proposal will result in the property being increased from a three bedroom to a four bedroom dwelling and as a result in accordance with the adopted car parking standards requires 3 car parking spaces within the curtilage of the property. The proposal shows the retention of the garage, however proposal internal alterations will reduce the internal measurements to have a maximum width of 3.55m and a maximum length of 4.95m. The Havant Borough Residential Parking and Cycle Provision shows a single garage should have a width of 3m and a length of 6m, therefore the integral garage cannot be considered as a parking space. The front of the property is defined by hardsurfacing, which provides for two spaces, the remaining element is a small grassed area, which adds to the amenity of the area. Therefore the proposal could accommodate 3 car parking spaces, with the loss of the grassed area, however this would result in the front of the property being dominated by hardsurfacing. It is therefore considered that whilst this proposal would not meet the adopted car parking standard, the application site is located on a cul-de-sac, and therefore any parking on this road, which is not subject to any parking restrictions, would not have a significant adverse impact on the safety or free flow of the highway network. Furthermore it is considered the retention of the grass area helps break up the hardsurfacing in terms of visual amenity, in addition to helping drain the site of surface water run off. In conclusion the reduced level of car parking is considered acceptable in this unique situation.

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.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00912 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:

Location plan - received 11.09.18

Block plan - received 11.09.18

Existing plans and elevations - received 11.09.18

Amended proposed plans and elevations - received 02.11.18

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the windows in the first floor on the northern and eastern elevations shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.