
Site Address:	7 Sapphire Ridge, Waterlooville, PO7 8NY		
Proposal:	First floor rear extension.		
Application No:	APP/17/00214	Expiry Date:	24/04/2017
Applicant:	Mr G Hart		
Agent:	Mr D Treagus	Case Officer:	Bee Crawford
	Derek Treagus Associates		
Ward:	Waterloo		
Site Visit Date:	07/03/2017		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey detached property with a brown tiled pitched roof and elevations of red multibrick. The site is level with open vehicular access, although the road has a north/south decline. There are areas of grass and block paving to the front, with a dwarf wall to the western and southern boundary and an open fence to the northern boundary. The rear garden has a patio area, artificial grass and a summer house and is enclosed to all boundaries with 1.8 metre high fencing.
- 1.2 The front aspect of three two storey detached properties are to the north, beyond a private drive, two storey detached properties are to the south and opposite and an area of woodland is to the rear. The area is of medium density of two storey detached and link detached properties of a similar age, different styles and design situated on a modern estate.

2 Planning History

APP/10/00288 - Two storey side extension, single storey rear extension and widening of existing driveway, permitted 05/11/2010.

APP/11/00101 - Application for non-material change to Planning Permission

APP/10/00288 relating to change to pitched roof to rear extension, permitted 23/02/2011.

APP/15/00399 - Application for Lawful Development Certificate relating to conversion of garage to living accommodation, permitted 03/09/2015.

3 Proposal

- 3.1 The proposal is for the construction of a first floor rear extension over the existing single storey rear extension.

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)

CS17 (Concentration and Distribution of Development within the Urban Areas)

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**

Arboriculturalist

If the application is to be approved a condition is required for the provision of tree protection fencing for the on site TPO tree to the front of the dwelling.

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: 3

Comment	Officer Comment
The proposed development will have a detrimental effect in that the outlook from our property particularly but not limited to that from our first floor main 2 bedrooms will change. The current outlook which is regarded as an amenity will be changed adversely.	See section 7.
I also observe that its probable during any construction phase that access via a private road might be considered by the developer to be helpful. No permission is granted for any scaffolding, use, or other access via the adjacent private roadway or verge.	The use and access of the adjacent private roadway and land is a civil matter which would need to be resolved between the applicant and his neighbour.
Of the 3 houses to the side of number 7, we feel that we at number 3, will be the most affected by the building of the proposed extension.	See section 7.
We are already facing directly onto the side of number 7. The considerable size, both length and height wise, will extend our view of brickwork significantly. In our opinion it will be visually overbearing and dominating in this particular location.	See section 7.

The second relevant consideration is the huge concern we have over loss of light to our property. The case officer Mrs Crawford has kindly visited and taken photographs from our lounge and bedroom. Hopefully these demonstrate how much sky will be blocked and, surely, significant light lost if these plans are given the go ahead.	See section 7.
Our present outlook onto the side of number 7 is compensated for by a limited view of adjoining woodlands which will be reduced/lost.	See section 7.
We hope you will seriously consider our objections when making your decision to grant planning permission or not.	Noted.
We think an extension of this sort will have a big, negative impact on us and our property.	Noted.
We currently look out directly at the rear part the side of no. 7 and our outlook from our lounge and bedroom will definitely be impacted upon adversely by the proposed extension, as will the amount of light particularly in the winter.	See section 7.
We have a substantial hedge on the boundary with no. 7 and this cannot be allowed to be damaged and therefore no access, scaffolding or any other building materials will be allowed on our land (this has already been discussed with the applicant).	The use and access of the adjacent private roadway and land is a civil matter which would need to be resolved between the applicant and his neighbour.
I trust you will take my comments into account when considering your decision.	Noted.

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 extension is to the rear of the property, to be built over the existing single storey extension and due to the layout of this part of Sapphire Ridge, would be visible from the public realm. For extensions such as this, there is adopted supplementary planning guidance in the form of the Borough Design Guide. This advises that rear extensions should be sympathetic and subservient to the original design of the building and that it is important that gaps are retained between buildings, recommending two storey and first floor extensions should be at least 2 metres from the boundary to prevent neighbouring properties and the streetscene being adversely affected.
- 7.4 The roof is 1.2 metres lower than the existing ridge, and pitches away from the property boundaries. Whilst the extension is approximately 1.5 metres from the northern boundary, there is a private access drive between this boundary and the front elevations of the three neighbouring properties to the north. 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 The layout of this part of Sapphire Ridge is unusual in that the application site adjoins a private drive leading to three properties to the north whose front elevations look out on the northern elevation of number 7. Third party concerns have been raised by all the neighbours of these properties with respect to the proposal resulting in a loss of light, outlook and being overbearing.
- 7.6 The case officer subsequently visited numbers 3 and 5 Sapphire Ridge to assess the potential impact to these properties. Whilst it is acknowledged there would be a bearing on these properties, there is a distance of a minimum of 10 metres from the front elevations to the northern boundary of number 7 and the proposal is a further 1.5 metres beyond this boundary. This distance is comparable to the gaps between other properties in Sapphire Ridge which face each other, although it is recognised the outlook of the neighbouring properties to the north is of a side elevation rather than a front elevation and consequently resulting in a view which is predominantly of brickwork. The Havant Borough Design Guide SPD requires a minimum 10 metre separation distance between a dwelling facing a blank wall (as is the case in this instance). It is considered that the resulting impact on the properties to the north is not so great as to warrant a defensible reason for refusal.
- 7.7 Regarding the concerns about loss of light, guidance is provided in the The Havant Borough Design Guide SPD recommending acceptable daylight to interiors can be provided once there is a 25 degree vertical angle from a point 2 metres above the ground on the facing external facade. This test has been carried out and the proposed scheme meets the required criteria.
- 7.8 There is one roof window in the southern roofslope of the extension and although the boundary with the property to the south is approximately 5.5 metres away, a condition is recommended for this window to be obscure glazed to protect the privacy of the amenities of this property. There are no properties to the rear of the application site.
- 7.9 Consequently, it is considered that the proposal is unlikely to 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).

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/17/00214 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 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.
- 3 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the window in the southern roofslope shall be fitted with 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.
- 4 The development hereby permitted shall not commence until a tree protection plan, demonstrating how the TPO tree situated to the front of the site will be protected during the construction phase, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the approved tree protection plan which should be fully compliant with BS:5837:2012.
Reason: Policy DM8 to protect the conservation and enhancement of existing natural features.
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:
Received 27 February 2107
Location and site plan
Existing side and rear elevations plan
Existing ground and first floor plan
Drg No. 17/581/01 Proposed floor and elevations plan
Reason: - To ensure provision of a satisfactory development.