
Site Address:	33 Sapphire Ridge, Waterlooville, PO7 8NY		
Proposal:	First floor side extension.		
Application No:	APP/17/00065	Expiry Date:	13/03/2017
Applicant:	Mr Choudhury		
	MC Architectural Design		
Agent:	Choudhury	Case Officer:	Bee Crawford
	MC Architectural design		
Ward:	Waterloo		
Site Visit Date:	24/01/2017		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey detached house and attached garage. It has a brown tiled pitched roof and elevations of yellow/red multibrick and tile hanging at first floor. The site is level with open vehicular access, although the road has a north/south decline. There are areas of grass, tarmac and paving to the front, with a dwarf wall and shrubs to the northern boundary and a hedge in excess of 2 metres high to the western and southern boundaries. The rear garden is mainly laid to lawn with an area of decking and is enclosed to all boundaries with fencing ranging in height from 1.5 to 2 metres.
- 1.2 Two storey detached properties are to the north, south and opposite in a cul-de-sac part of Sapphire Ridge 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

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a first floor side extension incorporating a front balcony to include weatherboarding and the conversion of the garage into living accommodation. It is noted this element of the scheme does not require the benefit of planning permission.

4 Policy Considerations

National Planning Policy Framework

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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

FAO Mr P Marshall, Development Engineer

The Highway Authority has no adverse comment to this application. I would suggest the Planning Authority condition three parking spaces.

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: 3

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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 proposal is to extend the first floor over the existing garage which is to be converted into a games room and office and would be visible from the public realm. Regarding the first floor element of the scheme, for extensions such as this, there is adopted supplementary planning guidance in the form of the Borough Design Guide. This advises that first floor extensions should be set back from the building line, have a lower ridge height and recommends first floor side extensions should be at least two metres from the boundary to prevent neighbouring properties and the streetscene being adversely affected.

7.4 The existing distance between the northern elevation of the application site and the southern elevation of the neighbouring property is approximately 1.8 metres reducing to 1.2 metres, which would be retained as the extension does not extend beyond the side

elevation of the existing garage. Although the roof of the extension is a continuation of the existing, it is considered there would be no merit in reducing the height of the ridge to the front of the property and that the impact on the streetscene would be more conspicuous if the proposal were to be set back from the existing front building line. It is judged to be subservient to the main dwelling by virtue of the proposed width. It is also noted that several properties in the immediate vicinity benefit from similar developments.

- 7.5 It is recognised that the front balcony would be an unusual feature within the streetscene and could possibly set a precedent. However, in itself it is not a poor design and therefore does not warrant a defensible reason for refusal solely on this aspect of the development. The proposed weatherboarding would update the external appearance of the property.
- 7.6 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

- 7.7 The proposed first floor side element of the scheme is to the northern elevation of the property, situated over the garage. There are no side windows in the extension and although there is a balcony to the front elevation, the neighbouring front gardens are not considered to be the primary amenity area, therefore any perception of additional overlooking would not be unacceptable.
- 7.8 Whilst it is acknowledged the extension would reduce the distance at first floor between the properties and subsequently be closer to the bathroom windows at number 31 Sapphire Ridge, these are secondary windows and any resulting impact could not be considered as a defensible reason for refusal.
- 7.9 It is judged the property to the south would not be adversely affected by the development and the properties opposite are a sufficient distance away for any impact to be negligible.

(iv) Parking

- 7.10 Whilst there is no increase in the number of bedrooms, the garage is being converted therefore there is the loss of one parking space. However, a parking plan has been submitted showing the provision of two additional spaces, meeting the requirements of Policy DM13 of the HBLP (Core Strategy). The Council's Highways Engineer recommended a condition to retain three on site parking spaces.
- 7.11 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). It is noted no letters of objection were received with respect to the scheme.

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/17/00065 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, together with C5 Eternit grey weatherboarding..
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 The car parking shown on the approved drawing no. 01.01 Rev A to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg No. 01.01 Rev A Location and site plan, existing elevations and floor plan
Drg No. 02.01 Rev A Proposed elevations and floor plan

Reason: - To ensure provision of a satisfactory development.