
Site Address: 7 Sapphire Ridge, Waterloooville, PO7 8NY
Proposal: Proposed single storey rear extension with alterations to existing southern fenestrations.
Application Type: Full Planning Permission
Application No: APP/24/00212 Expiry Date: 13/05/2024
Applicant: Mr Hart
Agent: Mr Chris Flint Case Officer: Robert Riley
 CHRIS FLINT ASS LTD
Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 This application relates to a two-storey detached property located to the eastern side of Sapphire Ridge, just to the south of its junction with Crystal Way located in Waterloooville. The property is set back from the highway by an open front garden/driveway and benefits from a larger enclosed garden to the rear. Properties immediately to the north are orientated perpendicular to the application site and are separated by an access road and front gardens. Properties to the south maintain a similar alignment to the application dwelling. The front driveway has also been widened but maintains an area of landscaping around a large Yew Tree which is protected by a Tree Preservation Order.
- 1.2 The surrounding area is residential in character with a mix of similar two-storey detached and link detached properties of a similar age.

2 Planning History

99/52069/001 - Crown reduction by 25%, height reduction by 2 m and crown raise up to 2m the Yew

(T1) tree subject to TPO 1192, PERM,21/06/1999

98/52069/000 - Fell a Yew tree (T1) at the frontage of 7 Sapphire Ridge subject to TPO 1192, REF,27/08/1998

03/52069/002 - Part two storey, part first floor extension to south elevation., PERM,23/06/2003

06/52069/003 - Crown reduction of 25% to Yew tree (T1) subject to TPO 1192., REF,27/07/2006

08/52069/004 - Crown reduction of up to 20% a Common Yew tree (T1) subject to TPO 1192., PERM,18/06/2008

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

APP/10/00973 - Discharge of Condition No. 5 of Planning Permission APP/10/00288, PERM,16/05/2011

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

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

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

APP/17/00214 - First floor rear extension., PERM,12/04/2017

3 **Proposal**

The proposal to the application site features 2 elements:

- Proposed single storey rear extension with a proposed depth of approximately 1.65 metres a proposed width of approximately 4.4 metres, and a proposed maximum height of approximately 3 metres.
- Alterations to existing southern fenestrations.

Officer Note: *The proposed plans show a dormer window and rooflights within the roof. This was permitted under application APP/22/00336 and is not for consideration as part of this report.*

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

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Emsworth Neighbourhood Plan Post Examination Version 2020 N/A

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

5 **Statutory and Non Statutory Consultations**

Councillor Gwen Robinson
No comments received

Councillor Mike Sceal
No comments received

Councillor Peter Wade
No comments received

HCC Arboricultural Consultancy

Arboriculture comments.

There is a high amenity tree to the north side of the property.

Grass area to front of drive of No 7 to be a construction exclusion zone.

A line of HERAS fencing to be erected on the north side of the drive to stop compaction and contamination of rooting area throughout the development proposal.

Photographs of fencing to be submitted to the LPA prior to site occupancy starting.

Property Services Manager

No comments 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: 7

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
- (iv) Ecology
- (v) TPO'd tree

(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 to the application site features 2 elements; a proposed single storey rear extension and alterations to existing southern fenestrations.

7.4 The proposals would not be readily visible in the streetscene, would be of a modest scale and the materials would match the existing dwellinghouse. With regards to these

considerations, the proposals are considered acceptable regarding their impact upon the character of the area and the dwelling.

- 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 With regard to neighbouring properties, overlooking is not considered to be a concern, as the changes to fenestration would face out into the rear garden and boundary treatment, and replace an existing set of doors. Due to the modest footprint and height of the rear extension, and that it would extend only approximately 0.9 metres further than No.9's rear extension which features no windows on its Northern elevation, it is not considered to have an unacceptable impact regarding overshadowing or a sense of overbearing upon the neighbours.
- 7.7 Consequently, it is considered that the proposal would not appear overbearing or lead to a loss of light, outlook or privacy 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.

Ecology

- 7.8 The application site is within 50 metres of notable and protected species and habitats, however, having regard to the domestic scale of the proposal, it is not considered that this development would have a harmful impact on protected species or sites.

TPO'd tree

- 7.9 To the front of the dwellinghouse is a TPO'd tree, due to this, the HCC Arboricultural Consultancy was consulted. The consultancy asked for the *"Grass area to front of drive of No 7 to be a construction exclusion zone. A line of HERAS fencing to be erected on the north side of the drive to stop compaction and contamination of rooting area throughout the development proposal"*, and *"Photographs of fencing to be submitted to the LPA prior to site occupancy starting"*. These terms were made into a condition, which was agreed by the agent in an email dated 16/5/24, which will be conditioned if permission is forthcoming.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties and protected tree. On this basis it is recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00212 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:

DRAWING NUMBER: CFA FULL 01: EXISTING AND PROPOSED
ELEVATIONS, FLOOR, BLOCK, LOCATION PLANS

Reason: - To ensure provision of a satisfactory development.

- 3 Prior to commencement of development, suitable tree protective barriers compliant with the recommendations found in Figure 3a of BS5837:2012, as specified and agreed in correspondence dated 16/05/2024, must be placed between the Construction Protection Zone as specified on approved drawing no. CFA-FULL-01-01 of the tree and the work area. Photographs of such fencing shall be submitted to the Local Planning Authority prior to site occupancy for construction starting. Furthermore, no construction-related access is allowed within the Construction Protection Zone of the tree. In addition, no materials storage, welfare facilities, or construction activities such as e.g. cement mixing etc are to occur near the root protection area of the tree, or where there is any risk of spillage or run-off towards the tree and its Construction Protection Zone.

Reason: To ensure that trees to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity. This condition is a pre-commencement condition due to the importance of tree protection in the borough having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011.

- 4 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.