
Site Address:	14 Sapphire Ridge, Waterloooville, PO7 8NY		
Proposal:	Proposed single storey rear extension and first floor side extension and conversion of garage to bedroom with a ground floor front elevation window		
Application Type:	Full Planning Permission		
Application No:	APP/24/00034	Expiry Date:	11/03/2024
Applicant:	Mr & Mrs Fell		
Agent:	Mr C Flint	Case Officer:	Robert Riley
	Chris Flint Ass Ltd		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site, is a two-storey detached dwellinghouse located on the northern side of Sapphire Ridge. The application site features a paved driveway to the front and a garden featuring outbuildings to the rear. The property's materials feature brown brickwork to form the external walls and brown concrete tiles to form the roof in a gable design.

The application site, is located in an area that could be considered both urban and residential, with the character of the road featuring two storey dwellings with brickwork and render designs in evidence.

2 Planning History

01/64074/000 - First floor extension over existing garage to side (east) elevation, two storey extension to side (west) elevation and enlargement of existing bay window to front (south) elevation with canopy over., PERM,26/03/2001

APP/21/01359 - Single storey rear extension., PERM,01/02/2022

3 Proposal

The proposed works would feature 5 elements

Proposed single-storey rear extension with a proposed width of approximately 10.4 metres a proposed maximum height of approximately 3 metres and a proposed depth of approximately 4 metres.

First-floor side extension with a proposed width of approximately 2 metres a proposed maximum height of approximately 6.3 metres and a proposed depth of approximately 4 metres

Removal of 1no rooflight.

Garage/store conversion to bedroom

Rear patio area

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)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

Original Comments:

Reasons for Recommendation

The Council seeks to protect tree coverage in the Borough, sympathetically incorporating existing features into the overall design of the scheme including measures taken to ensure their continued survival.

The proposed development would increase the floor area of the property to the rear, which would increase its proximity to a tree in the rear garden on the eastern boundary of the property. The site is not within a conservation area and there are no trees subject to a Tree Preservation Order on or adjacent to the site.

The application form confirms that there is no intention of any works to trees to implement the planning permission in full. The local authority would need to be notified if any works were required to protected trees.

There is no additional information submitted to determine if the root protection area of the tree to the rear of the property (listed as T1 on the 'Proposed Single Story Rear Extension First Floor Side Extension, CFA FULL 01) would be impacted by the proposed extension, but the development would be constructed on an area of existing hardstanding, which may limit the root mass in this area.

If the officer is minded to grant planning permission for the application, tree protection measures should be secured by condition e.g. tree protective fencing and measures such as adding an impermeable liner to the foundations in close proximity to T1 to avoid the highly alkaline leachate produced during the curing of wet concrete. Subject to the conditions listed below, the application would be in accordance with Policy CS16 and DM8 of the Havant Core Strategy (2011).

Recommendation:

Approval subject to the following conditions;

a) Tree protection measures:

No development, including site clearance, shall commence on the site until a dimensioned tree protection plan in accordance with Section 5.5 and an impact and method statement detailing precautions to minimise damage to trees in accordance with Section 6.1 of British Standard BS5837: 2012 (Trees in relation to design, demolition and construction - Recommendations) have been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

Further comments due to applicants intention to cut down tree marked down as T1 on the plans.

1. I have carried out a review of the relevant documents available on the HBC planning portal and provide the following comments. Please note this is as desktop review only, as I have not had instruction for a site visit. In the absence of a site visit I must assume any submitted descriptions and assessments of the trees and the site to be true, fair, and accurate.

2. I have been asked for comments following the applicants revised notification stating that they intend to remove a tree, noted as T1, on the submitted plan. No further description has been submitted, but I can see from Google Streetview (Aug 23) that the tree is a cypress, most likely Lawson cypress, around 3m from rear of the house.

3. As the tree is only around 3m from the existing building, it would not have space to reach full maturity and is only visible with difficulty from the street. For these reasons, it is my opinion that the tree would not merit a TPO.

4. The tree does provide some screening between the two properties, and this is likely why retention was initially desired.

5. Lawson cypress has a good tolerance to 'construction pressure' so may well survive the work. Impacts to the tree can be reduced by taking inexpensive precautions such as, preventing soil compaction around the tree and lining the sides of any foundation trench near the tree to prevent tree roots contacting chemical seepage from concrete. Tree stability must be considered when severing tree roots.

6. I see no justifiable reason to refuse planning consent or recommend planning conditions in relation to this tree.

Hampshire Biodiversity Information Centre:

Within 50m Notable and Protected Species - Hazel Dormouse

Within 50m Priority Habitat - Lowland Mixed Deciduous Woodland

Within 50m SINC - Outhurst/Inhurst/Beech Woods

Officer Comment: The proposed domestic scale extensions within the existing residential curtilage are not considered to impact protected species or habitat.

Councillor Gwen Robinson

No comment received

Councillor Mike Seal

No comment received

Councillor Peter Wade

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: 16

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/Trees
- (v) 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 works would feature 2 main elements, a proposed single-storey rear extension and a first-floor side extension. These works would be readily visible on the streetscene in regards to the proposed first floor side extension.

Character, bulk and the streetscene

7.4 The works would be visible on the streetscene in particular the first-floor side extension. With a proposed approximate 2 metre width and a proposed maximum height of approximately 6.3 metres, it is considered that the extension to the side would be modest and subservient due to it having a lower ridge height than the main dwelling and features a sufficient set back and would therefore be considered acceptable with regards to the character of the street and not be too visually obtrusive.

- 7.5 The rear extension to the dwelling would feature a significant footprint regarding the existing dwelling, however, it would be single-storey and would not be readily visible on the streetscene. Therefore with regards to this, the rear extension would be considered acceptable with regards to the bulk and character of the streetscene and would be considered subservient in scale.

Materials

- 7.6 The proposed works would feature cedar cladding to form the rear wall of the rear extension and brickwork elsewhere to match the existing dwellinghouse. These materials are considered acceptable. The proposed works would also feature matching roof tiles to the side extension and a flat roof for the rear extension (behind a parapet wall) these materials with their proposed locations on the dwelling would be acceptable.
- 7.7 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/trees

- 7.8 To the southwestern and eastern sides of the application site are Nos 12 and 16 Sapphire Ridge. Due to proximity, it is important that the impact upon these dwellings is considered. It is not considered that properties to the front and rear of the application site would be affected due to separation distances and no new clear first-floor windows proposed to create overlooking.
- 7.9 With regards to overlooking concerns from additional windows and doors, there would be a new front window on both the first and ground floors of the application site on the southern elevation. On the first floor, the additional window would be obscure and serve an ensuite. The additional ground floor window would serve a converted bedroom from a garage/store and would overlook the public realm and is considered acceptable. The western elevation would have a window installed serving the living room within the rear extension, on the site visit it was noted that this window would face the existing boundary treatment, would be set off the common boundary and would not increase overlooking of neighbours. There would be no additional doors or windows installed on the eastern elevation. On the northern elevation, there would be an obscure window on the first floor to be installed to serve an ensuite, this would not increase overlooking. On the ground floor, there would be a window and doors installed to serve the rear extension and would replace existing doors and windows, facing the rear garden and would not increase overlooking of neighbours.

No.12 Sapphire Ridge

- 7.10 The proposed side extension would not affect No.12 due to the existing dwelling shielding No.12 from this element of the works. The proposed rear extension would be approximately 3 metres tall and would receive shielding from both the existing boundary treatment and the angle of the properties in relation to the road. With regard to the intention to fell the tree marked T1 on the plans, it is noted that the removal of the tree would be likely to open up the boundary screening to an extent to No.12, however the rear extension would be single storey and is set off the common boundary. Furthermore, the existing conservatory would be acceptably impacted due

to the existing boundary screening, and the separation distance from the rear extension, and no windows of No.12's western elevation would be affected as the only window noted on a visit on the western elevation is obscure glazed. With regards to this, the impacts upon No.12 are considered acceptable.

No.16 Sapphire Ridge

- 7.11 The proposed side extension would decrease the separation distance between Nos 16 and 14. With a proposed width of approximately 2 metres a proposed maximum height of approximately 6.3 metres and a proposed depth of approximately 4 metres it would reduce the feel of separation distance and increase the scale of the dwelling. The side extension however, would not face any windows on No.16's eastern elevation and is considered to have an acceptable impact with regards to overshadowing due to the modest size of this aspect and it is therefore considered that the works would have an acceptable impact upon No.16 with regards to the side extension.
- 7.12 The proposed rear extension would install a new window on its western elevation, it was considered on the site visit that this would face the existing boundary treatment and No.16's outbuildings and would not increase overlooking of No.16. Furthermore the scale of the rear extension which would have an approximate depth of 4 metres and a maximum height of approximately 3 metres is not considered to harm No.16 due to the angles of the properties, No.16's outbuildings providing screening and existing boundary treatment. Furthermore, No.16 features no windows that would face the proposed rear extension element, with regards to this, the rear extension is considered acceptable in regards to its impacts upon No.16.
- 7.13 Consequently, it is considered that the proposal will 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.

(iv) Ecology/Trees

- 7.14 The application site is within 50 metres of protected species/habitats, however in consideration of the scale of the works it is considered acceptable. The arboriculturalist was consulted and originally recommended a tree protection plan for the tree marked T1 on the plans. However, afterwards, the agent confirmed the applicant's wish to cut down the tree marked T1. This was re consulted to the arboriculturalist whereby the re consultation provided no objection or recommendations to place a tree condition by the arboriculturalist.

(v) Parking

- 7.15 Due to the conversion of the garage/store to a bedroom under permitted development rights, parking has been assessed during the application process. Due to no change in occupancy, and the garage not meeting size quotas in the Havant Borough Parking SPD, it is considered that parking would not be an issue for this application.

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. On this basis it is recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00034

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: FULL/01: LOCATION AND BLOCK PLAN, PROPOSED FLOOR AND ROOF PLANS AND ELEVATIONS

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.