
Site Address:	7 Sapphire Ridge, Waterloooville, PO7 8NY		
Proposal:	Second floor extension with raised ridge and rear dormer.		
Application Type:	Full Planning Permission		
Application No:	APP/22/00336	Expiry Date:	26/05/2022
Applicant:	Mr Hart		
Agent:	Mr C Flint	Case Officer:	Gary Christie
	Chris Flint Associates 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. 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.
- 1.2 Whilst maintaining the characteristics of many properties within the wider estate in terms of plot size, materials and fenestration, the dwelling has been enlarged through the addition of a first floor side (south) extension above an original garage, a two-storey extension to the rear and the conversion of the garage to form living accommodation. The front driveway has also been widened but maintains an area of landscaping around a large Yew Tree which is protected by Tree Preservation Order.
- 1.3 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

GEN/11/00105 - Proposed changes to roof design of rear extension., ,31/01/2011
16:49:49

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

- 3.1 Planning permission is sought to increase the pitch of the main roof, increasing the overall height of the ridge by approximately 0.5 metres. This would allow for the creation of a further bedroom which would be served by 3 rooflights to the front roof slope (west) and a dormer projection to the rear (east). The dormer would measure approximately 4.5 metres in width, 1.6 metres in height and 2.3 metres deep.
- 3.2 The proposal has been amended from that originally submitted to reduce the overall scale of the rear dormer pulling it back further from the eaves.

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)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

No comments received.

Councillor Gwen Robinson

No comments received.

Councillor Mike Seal

No comments received.

Councillor Peter Wade

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received.	

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 trees

(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 site is located within a larger housing estate where there is a strong degree of uniformity and consistency throughout. Properties along this particular stretch of Sapphire Ridge retain much of their original character and remain largely unaltered, although the application property has been enlarged to the side, to the rear and an integral garage has been converted to additional living accommodation.

- 7.4 In views from the south changes in gradient are reflected by a slight step in building ridge lines which does make the consistency of roof pitch a more notable characteristic. In views from the north, the application dwelling's flank gable is more visible within the street scene, although views of the dwelling's roof in comparison to the neighbouring properties is restricted by the presence of the large mature Yew tree within the front garden.
- 7.5 The increased ridge height and associated roof pitch would certainly be visible within the streetscene, particularly in views from the south, and would be read against the original roof pitches of the three neighbouring properties to the south. Whilst this would erode some of the consistency between these properties, it is not considered that the change would be significantly harmful to the wider streetscene and the property would not appear obtrusive as a result. The full extent of the change would be more apparent from the north, although the change in comparison to the neighbouring properties to the south would be less obvious due to the visual break provided by the tree.
- 7.6 Overall, it is considered that the modest increase in ridge height and roof pitch would relate appropriately to the receipt building, including the two-storey extension to the rear, and would not appear top heavy or out of proportion. To the rear the proposed dormer would remain a subservient feature of the roof slope and is considered to be of an acceptable scale and design.

(iii) Effect on neighbouring properties

- 7.7 To the north, the neighbouring properties are separated from the application site by open front gardens and a private drive. Whilst these properties are located to the north of the proposed development, it is considered that the modest increase in overall height and the degree of separation would be sufficient to avoid any significant loss of light. No new windows are proposed on the north facing elevation and as such there would be no additional overlooking or loss of privacy.
- 7.8 To the south, the application dwelling is separated from its neighbour (No.9) by narrow alleyways running along the sides of each property. The garden to the rear of No.9 backs onto Beech Woods creating a more private space for its occupiers. It is not considered that the increased height of the roof at the application dwelling would be particularly notable from within the rear garden of No.9, and as a result of its position to the south of the application site, it is not considered that the proposal would result in any significant adverse impacts on amenity in terms of loss of light, outlook or overbearing impact.
- 7.9 The dormer window would provide elevated oblique views towards the rear gardens of properties to the south. However, these would largely replicate views currently available from existing first floor windows and is not an uncommon relationship within estates where dormers are often installed as permitted development. As such, it is not considered that the proposal would be significantly harmful in terms of increased overlooking or loss of privacy.

(iv) Impact on trees

- 7.10 A mature Yew Tree protected by Tree Preservation Order is located within the front garden. Whilst the works to the roof are unlikely to result in any impact on the tree, the storage of heavy materials, scaffolding, vehicles etc. within the front garden would have the potential to cause damage to the tree and its root structure. As such, it is considered necessary and reasonable to include a planning condition requiring the installation of protective fencing around the tree to form an exclusion zone for the duration of the construction works. This is shown on the proposed drawings.

8 Conclusion

- 8.1 Whilst resulting in a change to the consistent pattern of development within the estate, having regard to the modest scale of the works and the existing changes that have already taken place at the application dwelling, it is considered that the proposed works would be acceptable in design terms. Impact on neighbouring occupiers is considered to be limited and acceptable. The proposal would therefore, comply with the requirements of Policy CS16 and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00336 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:

CFA FULL 01 Rev 01 (Existing & Proposed Plans & Elevations)
CFA FULL 02 (Location Plan and Street Views)

Reason: To ensure provision of a satisfactory development.
- 3 The external materials to be used shall match in type, colour and texture those on the existing building.

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 No development shall take place until the Yew tree (T1 of Tree Preservation Order No.1192) located to the north-west corner of the site has been enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations' and within the location shown on approved plan CFA FULL 02 Rev (annotated as 'TPO tree construction protection zone' (CPZ)). The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period.

Reason: To safeguard the continued health and presence of the tree and to protect the amenities of the locality having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.