

---

|                 |                                           |               |            |
|-----------------|-------------------------------------------|---------------|------------|
| Site Address:   | 14 Sapphire Ridge, Waterlooville, PO7 8NY |               |            |
| Proposal:       | Single storey rear extension.             |               |            |
| Application No: | APP/21/01359                              | Expiry Date:  | 25/01/2022 |
| Applicant:      | Mr & Mrs Fell                             |               |            |
| Agent:          | Mr C Flint                                | Case Officer: | Lewis Ford |
|                 | Chris Flint Associates Ltd                |               |            |
| Ward:           | Waterloo                                  |               |            |

Recommendation: **GRANT PERMISSION**

---

## **1 Site Description**

The application site is No.14 Sapphire Ridge. The site comprises a 1980s detached two-storey property comprising traditional bricks and tiles, and (for aesthetic purposes only) brown cladding around the first-floor windows to provide the appearance of wooden shutters.

The property is in a residential area comprising one road (Sapphire Ridge) which dissects the Outhurst / Inhurst / Beech Wood SINC. The surrounding properties do not differ greatly in terms of design, style, and tenure. The dominant materials are traditional bricks and tiles, render, and (for aesthetic purposes only) brown cladding around first-floor windows only. In terms of No.14, vehicular access is via a small cul-de-sac off Sapphire Ridge which hosts Nos. 12 to 22 Sapphire Ridge and includes parking at the front of all properties.

## **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

## **3 Proposal**

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

### 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

|     |                                       |
|-----|---------------------------------------|
| E21 | (Aquifer Source Protection Zones)     |
| DR1 | (Delivery of Sustainable Development) |
| E1* | (High quality design)                 |
| E3  | (Landscape and settlement boundaries) |
| E14 | (The Local Ecological Network)        |
| E18 | (Trees, hedgerows and woodland)       |

#### Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

### **5 Statutory and Non Statutory Consultations**

#### **Councillor Gwen Robinson**

No comment

#### **Councillor Mike Sceal**

No comment

#### **Councillor Peter Wade**

No comment

#### **Portsmouth Water Company**

We have no adverse comments to make on this application from a groundwater quality protection perspective due to the small nature and location in the groundwater catchment.

#### **Arboriculturalist**

The adjacent tree is not of a quality to be suitable to be made the subject of a Tree Preservation Order (TPO). The proposal may impact on the tree, but no objection is raised as it is of poor quality.

### **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: 10

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 & Impact on the Character of the Area
- (iii) Impact on Neighbouring Properties
- (iv) Impact on the Local Ecological Network (LEN)
- (v) Impact on the Source Protection Zone (SPZ)

(i) Principle of Development

7.2 The application site is located within the defined urban area as set out in Policies CS17, AL2 and E3. As such, 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 development would involve the construction of a single storey rear extension. The proposed extension would have a width of approximately 5.5m, a depth of approximately 4m, and a flat roof with a height of approximately 3.1m. The proposed extension would be located at the rear of the property and, therefore, is considered to have a limited impact on the street scene. Furthermore, the proposed extension would appear subservient to the host dwellinghouse as it is of an appropriate size in relation to both the plot and the retained amenity garden space. This accords with Criterion 1c of Policy CS16, and Paragraphs 5.39 and 5.41 of the Havant Borough Design Guide SPD.

7.4 The proposed extension would comprise dense concrete blockwork finished with western red cedar vertical cladding, and castle composites twice weathered light grey coping stone. In addition, the proposed extension would include Rehau 70mm double glazed windows and doors in white. All the above materials do not look to the existing building – which comprises traditional brick and tiles - as the main reference point for appearance and materials. However, Criteria 1c) and ci) of Policies CS16 and E1 (respectively) encourage development to respond to, and draw inspiration from, its local context and forge a new sense of place through design where appropriate. The proposed cedar cladding is similar to that of the existing outbuilding to the rear of the property and draws inspiration from the adjacent woodland setting. In considering the above, the scale, and the good-quality materials proposed, the proposed extension is considered to be acceptable.

7.5 The proposed extension would comprise a flat warm roof construction to be finished with a grey capping sheet, one infinity framed roof light, and a 76mm gutter. The latter would comprise hunter plastics (or similar) with associated downpipes in white. Although the Havant Borough Design Guide SPD recommends against flat roofs, the SPD also states that there may be exceptions to this recommendation providing that there are no adverse effects on neighbours. In this instance, the proposed flat roof is considered to not have an adverse effect on neighbours and, therefore, it is deemed acceptable.

- 7.6 Moreover, the design and appearance of the proposed extension is deemed appropriate in the context of the application site and nearby woodland. It is, therefore, considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the proposal would not result in an adverse impact on the visual amenity of the locality.

(iii) Impact on Neighbouring Properties

- 7.7 The proposed extension would be approximately 2.5m from the eastern side boundary wall, approximately 8m from the northern rear boundary wall, and over 20m from the neighbouring rear property (No.5 Sapphire Ridge). All the above accords with Paragraphs 5.40 and 5.41 in the Havant Borough Design Guide SPD.
- 7.8 The eastern side elevation of the proposed extension would not have any windows or doors and would be screened by the existing fence. As a result, it is not considered to appear overbearing or result in the harmful loss of light to the occupiers at No.12 Sapphire Ridge.
- 7.9 The northern rear and western side elevations would include a PVCu window (3m x 1.2m) and door (3m x 2.1m) respectively which would both face out onto the rear garden. As the northern elevation would be over 20m from No.5 Sapphire Ridge, and the western elevation would face towards the garden fence of No.16 Sapphire Ridge and the Outhurst / Inhurst / Beech Wood SINC - approximately 8m and 27m away respectively - it is not considered to appear overbearing or result in the harmful loss of light.
- 7.10 Consequently, it is considered that the proposal would not appear overbearing or lead to overlooking. As such, it would have a limited and an acceptable impact on the properties immediately adjacent to the application site and, therefore, meet the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted that no letters of objection have been received with respect to the proposed extension.

(iv) Impact on the Local Ecological Network (LEN)

- 7.11 The proposed extension would be approximately 27m away from the Outhurst / Inhurst / Beech Wood SINC. In addition, the adjacent tree – which is approximately 2m away from the eastern side elevation – has been assessed by the council's arboriculture officer to be of poor quality and, therefore, not suitable to be made the subject of a TPO. In light of all the above, it is considered that the proposed extension would not have an adverse impact on the Local Ecological Network (LEN) and would, therefore, not be contrary to Policies DM8, E14 and E18.

(v) Impact on the Source Protection Zone (SPZ)

- 7.12 The application site is in Source Protection Zone (SPZ) 1c in the Portsmouth Water Groundwater Catchment. Portsmouth Water does not have any adverse comments from a groundwater quality protection perspective due to the small nature and location in the groundwater catchment. As such, the proposed extension is not contrary to Policy E21.

## **8 Conclusion**

- 8.1 The scale, siting and design of the proposed extension would have a limited and an

acceptable impact on the neighbouring properties. The proposed extension is, therefore, considered to be appropriate and is recommended for approval.

---

## **9 RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/01359

- 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:

Location and Block Plans Existing and Proposed Elevations and Floor Plans

**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.