
Site Address:	32 Sapphire Ridge, Waterloooville, PO7 8NY		
Proposal:	Single storey side extension.		
Application No:	APP/16/00596	Expiry Date:	02/08/2016
Applicant:	Mr Morgan		
Agent:	Mr Jay	Case Officer:	Emma Chisnall
	The Planning Service		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

32 Sapphire Ridge is a detached dwelling and is constructed of red brick walls and a concrete tiled gable ended roof with a mono pitch roof at single storey to the front. Although No 32 is on level ground itself Sapphire Ridge Road is located on a hill with a slope that runs from north to south.

The dwelling is located on a corner plot and has an existing detached garage along the south elevation which is proposed to be demolished and built back into a connected side extension. The amenity space to the front is hard-surfaced for the provision of parking three cars and the boundary is open. Along the south curtilage boundary there is low hedging towards the front of No 32 which then increases to approx 2m high along part of the garage and the rest of the garden at No 32. To the rear the dwelling No 32 is well screened from substantial hedging and trees.

2 Planning History

99/60194/001 - Conservatory to rear, PERM, 13/07/1999

95/60194/000 - Part first floor, part two storey side extension and detached single garage., PERM,

3 Proposal

Single storey side extension including demolition of the garage.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Havant Borough Design Guide Dec 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None

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: 4

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) Impact upon the character of the area
- (iii) Impact upon residential amenity

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the character of the area

The proposed side extension will replace the current detached garage and will come forward to be in line with the existing mono-pitched roof at the front of No 32 . The design of the proposed works is considered to offer an improvement to No 32 and would uplift and improve the appearance of the dwelling from the streetscene making No 32 appear whole . The design is considered sound and by matching materials on the proposed works to that of the existing, it is considered the development should look in keeping and not detract from the character of No 32 and the road.

In terms of size, mass and bulk it is considered the new proposal would not cause significant harm due to the existing detached garage currently in place along the south boundary. Although it is acknowledged the attached side extension will be larger in size, it will be set away from the boundary and will only extend marginally forward of the front elevation to meet the existing roof line to the front. Therefore it is considered the proposed works would not appear additionally obtrusive and would look subservient to the original dwelling.

The proposed extension to the rear of the garage should be mostly hidden from the public domain and set back enough from the proposed garage so as not to appear

obtrusive or out of character to the area.

(iii) Impact upon residential amenity

The proposed extension is to be built to the south of No 32 on the opposite elevation that would otherwise face No 30 to the north along Sapphire Ridge Road. It is therefore considered that this dwelling should not be significantly impacted by the proposed works and can therefore be considered to have an acceptable impact.

The neighbouring dwelling to the south of No 32 (No 34) is set lower on the hill slope to No 32 and has adequate amenity space to the side as well as a through route pathway for pedestrians between itself and No 32. This creates an adequate distance between the two dwellings to ensure that No 34 should not suffer from a loss of light nor a significant visual impact. Two windows are proposed along the south elevation to the proposed garage but as these are proposed to be 2m high they would not be able to be looked out of and should therefore prevent No 34 from being over-looked. It should also ensure that privacy levels are maintained between the neighbouring dwellings.

There is no dwelling to rear of No 32 however the screening in place is more than adequate to ensure privacy levels would be protected should future development take place. The development can therefore be considered to be acceptable.

8 Conclusion

No 32 has adequate amenity space for the proposed side extension. The space available should ensure that there is only a minimal loss to the residential amenity of the neighbouring dwelling and a minimal impact to the character of the area. Therefore the proposal is considered to accord with the requirements of the adopted Local Plan (Core Strategy) policy CS16 and can be considered acceptable for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00596 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.
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 garage hereby permitted as part of the application shall be retained and kept available for the parking of cars at all times and shall not be converted to living accommodation.
Reason: In the interests of the amenities of neighbouring properties and to

ensure the retention of adequate on-site car parking in accordance with standards adopted in the Havant Borough Residential Parking and Cycle Provision SPD 2010 having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design and Access Statement Received 09.06.2016
Existing Block and Location Site Plan: Drawing No E001
Proposed Location and Block Plan: Drawing No P001
Existing Elevations Plan: Drawing No E002
Proposed Elevations Plan: Drawing No P002
Existing Floor Plans: Drawing No E004
Proposed Floor Plans: Drawing No P007
Proposed Ground Floor Plan: Drawing No P011
Existing Roof Plan: Drawing No E005
Proposed Detailed Front Elevation (East) Plan: Drawing No P003
Proposed Detailed Side Elevation (South) Plan: Drawing No P004
Proposed Detailed Rear Elevation (West) Plan: Drawing No P005
Proposed External CGI Perspectives Plan: Drawing No P006
Existing Photo Services Plan: Drawing No E003
Proposed Cross Sections Plan: Drawing No P009
Proposed Internal Ground Floor CGI Views Plan: Drawing No P008
Proposed Roof Plan: Drawing No P010

Reason: - To ensure provision of a satisfactory development.