

DELEGATED OFFICER REPORT

PROPOSAL	First-floor side extension.
LOCATION:	29 Sapphire Ridge, Waterloooville, PO7 8NY.
REFERENCE NO:	APP/26/00256
APPLICANT:	Mr Chris Taylor
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	14/05/2026
APPLICATION EXPIRY DATE:	10/06/2026 (Agreed EOT 28/08/26)
WARD:	Cowplain
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 No.29 Sapphire Ridge is a detached, two-storey modern house positioned to the east of Sapphire Ridge, a small close of similar houses on the eastern side of Cowplain. The main dwelling is slightly set back from the road behind a small area of lawn and a wide driveway, providing off-street parking. The garage has already part converted, with storage at the front and a utility room in its rear area. Pedestrian access to the entrance door and garden is located from the same driveway. The host dwelling is positioned on a regularly shaped garden plot, which is slightly sloping from north down to the south due to being located on the side of a hill. The site is open to the front and can be clearly seen from the road, but the rear garden is surrounded by 1.8m high timber boundary fencing, with mature trees beyond the rear boundary, and is more secluded from public view.
- 1.2 The area immediately surrounding the application site is residential, comprising of semi-detached and detached houses, of similar style, materials and ages. Many of the detached houses on this estate have been extended at first-floor, to the side elevation, over the garage, similar to that of this proposal.

2. Planning History

No relevant planning history.

3. Proposal

Construct a first-floor extension to the northern side elevation, over the existing garage and utility room, on the ground floor of the host dwelling.

4. **Policy Considerations**

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the Planning Considerations section of the report.

Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016
Planning Policy Statement 25: Development and Flood Risk 2009

Havant Borough Local Plan (Core Strategy) March 2011
CS16 - High Quality Design
DM13 - Car and Cycle Parking on Residential Development

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: N/A.
Conservation Area: N/A

5. **Statutory and Non-Statutory Consultations**

Property Team No comments received.
Councillor Neil Bowdell No comments received.
Councillor Andrew Briggs No comments received.
Councillor David Keast No comments received.

6. **Publicity and 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: N/A.

Statutory advertisement: N/A.

Number of representations received: 0

Comment	Officer Comment
No comments have been received	N/A

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) Parking provision
- (v) Biodiversity Net Gain (BNG)

(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 This proposal comprises a first-floor side extension and would have a width level with the existing side of the garage; front and rear elevations level with the existing front and rear elevations of the main house and a ridge in continuation of the existing ridge line. The garage has already in the past been split, creating a utility room and store, with the garage door to the front elevation being retained. At first-floor level, the extension would create one new bedroom, served by a window to the front, and extending No.3 bedroom, with a new window to the rear elevation. Also, the new and extended bedroom would have one new rooflight each, with a small rooflight and one sun pipe for the landing for natural illumination purposes. The rooflights would be located on the roof slope, one to the front and two at the rear with the small bulbous form of the sun pipe. Proposed materials would include brick, concrete tile and white uPVC windows, both to match existing.

7.4 The proposed extension would not result in loss of space at first floor level. The new or extended room being accessed via the existing first floor landing. It is noted that other properties in the immediate vicinity, have also undergone similar extensions and properties to the north and south, has similarly been extended above the garage. The resulting appearance would therefore be generally consistent with the surrounding properties and is deemed to be an acceptable addition. The materials would be in keeping with the host dwelling and overall, there would be no harm to character of the streetscene and area has been identified.

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 To the north of the application site is No.27 Sapphire Ridge, which is higher on their plot than the host dwelling. This property is two-storey in height but features no windows at first floor height on the site elevation but only windows that either face forwards across the front garden and road, or over the rear garden of the site, toward the mature trees behind the site. The existing host dwelling contains one existing clear landing window at first floor level on the northern side elevation; however, the proposal would remove this opening and there would be no new windows inserted into the northern elevation of this proposal. Furthermore, there would still be a strategic gap maintained between properties of over 3m, ensuring the scheme would not be of an overbearing nature, which would be similar to many other extended houses on Sapphire Ridge. Therefore, the impact of the proposed first floor extension on this neighbouring property is considered to be acceptable.
- 7.7 To the south of the application site is No.31 Sapphire Ridge. The extension would be located on the other side of the property and therefore would not have a detrimental impact to No.31 amenity.
- 7.8 There are no properties to the rear of the site. Opposite the site to the west is No.10, however, this is separated from the site by the road and there are already first floor windows facing one another, with a degree of mutual overlooking.
- 7.9 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy, 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 also noted that no letters of objection were received with respect to the scheme.

(iv) Parking provision

- 7.10 The proposal would increase the number of bedrooms at the site from four to five but would not increase the number of parking spaces available on site. The Parking Standards SPD sets a parking requirement for a 4 + bedroom house to have 3 on-site spaces. The site and driveway would have sufficient room for 3 external spaces available off road. The existing garage is not included with this count of spaces, as it has already part converted, with storage at the front and a utility room in its rear area. However, this would be in-line of what is required by the Parking SPD and on this basis, there are no planning conditions requiring the retention of the existing parking spaces at the site. Therefore, it is considered that the parking provision is acceptable and would comply with Havant Borough Council Parking SPD (2016) for a five-bedroom house and is in accordance with Policy DM13.

(v) Biodiversity Net Gain (BNG)

- 7.11 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

8 **Conclusions**

- 8.1 The nature and design of the proposal would have limited and acceptable impact on the character of the area and adjoining neighbours. The car parking requirements associated with the property will continue to be met. The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours. The proposal would therefore meet the requirements of Policies CS16, DM13 and AL1 and is considered to be appropriate and recommended for approval.

9. **RECOMMENDATION:**

That the **INTERIM DEVELOPMENT MANAGER** be authorised to **GRANT PERMISSION** for application APP/26/00256 subject to the following conditions

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:

Existing and Proposed Floor Plans, Elevations, Block and Location Plan 2020_1000
Existing and Proposed Elevations and Section Plan 2020_1001

Reason: To ensure provision of a satisfactory development.

- 3 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.

Informatives:

- 1 In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

- Offering a pre-application advice service, and
- Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- Your application was acceptable as submitted and no further assistance was required.
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