

DELEGATED OFFICER REPORT

APPLICATION REFERENCE: APP/26/00305

APPLICATION TYPE: Full Planning Permission

PROPOSAL: Proposed Garage Conversion

SITE ADDRESS: 31 Sapphire Ridge, Waterlooville, PO7 8NY

AGENT DETAILS: Mr Watford

APPLICANT DETAILS: Mr & Mrs Horsted

CASE OFFICER: Denise Sheath

TARGET DATE FOR DECISION: 23 July 2026

RECOMMENDATION: GRANT PERMISSION

1 **Site Description**

31 Sapphire Ridge, Waterlooville, PO7 8NY is a two-storey detached dwellinghouse constructed of yellow/beige brick, with brown clay tile hanging to the front elevation. The front curtilage is partially laid to lawn and partially hard surfaced, providing off-street parking for vehicles.

2 **Planning History**

02/67596/000 – Ground and First Floor Side Extensions – Permit 06 September 2002

3 **Proposal**

Proposed Garage Conversion

4 **Policy Considerations**

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

National Planning Policy Framework August 2026

DM3: Determining development proposals
DM6: Use of planning conditions and obligations
S3 - Presumption in favour of sustainable development
S4 - Principle of development within settlements

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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Parsons – No Comment

Councillor Keast – No Comment

Councillor Bowdell - No Comment

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) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Biodiversity Net Gain (BNG)
- (v) Human Rights Act
- (vi) Equalities and Diversities
- (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 proposal seeks the conversion of the existing integral garage into a home gymnasium. The external alterations would include the removal of the existing garage door and its replacement with a window on the front elevation. The existing door would be infilled with matching brickwork. It is not considered that the proposed alteration would have a harmful impact upon the visual character of the streetscene.

7.4 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

7.5 The proposed alterations are not considered to have a harmful impact upon the neighbouring properties to the front, rear and side boundaries. Any impact upon these neighbouring properties would be considered minimal and acceptable.

7.6 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) Biodiversity Net Gain (BNG)

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

(v) Human Rights Act

7.8 The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

(vi) Equalities and Diversities

7.9 This planning application has had due regard to Section 149 of the Equality Act with regard to the Public Sector Equality Duty and it has been concluded that the application does not cause discrimination on the grounds of gender, race and disability.

(v) Parking

7.10 The proposal would result in the loss of one parking space through the removal of the existing garage. As the dwelling comprises five bedrooms, a total of three off-street parking spaces are required within the curtilage of the site. The submitted site plan demonstrates that sufficient space is available within the front curtilage to accommodate three off-road parking spaces. The proposal is therefore considered to comply with the parking requirements of Policy DM13 of the Havant Borough Local Plan (Core Strategy).

8 Conclusion

8.1 The proposed development is acceptable in principle and in terms of its design and impact on the character of the area. It would have a limited and acceptable impact on neighbouring properties and would provide an acceptable level of off-street parking. Accordingly, the application is recommended for approval.

9 RECOMMENDATION:

That the **Head of Planning and Growth** be authorised to **GRANT PERMISSION** for application APP/26/00305 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:

Site & Location Plan with Parking – Drawing No. WATD-001-P – Submitted 28 May 2026
Proposed Floor & Elevations – Drawing No. WATD-003-P - Submitted 28 May 2026

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.
- 4 The development shall not be brought into use until a minimum of 3No parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Informative:

In accordance with Policy DM3 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 following receipt of amended plans and no further assistance was required.