
Site Address:	24 Rimington Road, Waterloooville, PO8 8UA		
Proposal:	Single storey pitched roof front extension.		
Application No:	APP/18/00140	Expiry Date:	24/04/2018
Applicant:	Mr D Lindsay		
Agent:	Mr B Davey	Case Officer:	Karen Wooden
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey link-detached property with a brown tiled pitched roof, with elements of red multibrick, tile hanging and render to the principle elevation. The site has open vehicular access to the front, which has been hardsurfaced to provide off road parking. The property is set back from the highway with a communal verdant area separating the front of the property from Rimington Road.
- 1.2 The neighbouring two storey link-detached property is to the west, a two storey detached property is to the east, the rear garden of a property in Silvester Road is to the rear and a detached chalet style dwelling is opposite. The area is of medium density with modern two storey detached, link-detached and semi-detached properties and chalet style dwellings of a similar age and similar and different styles and design.

2 Planning History

97/62259/000 - Two storey rear extension, PERM,28/02/1997
APP/16/00084 - First floor rear extension and the installation of a window at ground floor., WD,27/04/2016
APP/16/00973 - First floor rear extension and the installation of a window at ground floor. (Resubmission)., PERM,14/12/2016

3 Proposal

Single storey pitched roof front 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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

5.1 No consultees required for this application.

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

(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 streetscene of Rimington Road provides properties of varying styles and designs, with no uniformity found between either the design or materials found on the application site and the adjacent properties. Furthermore although the proposed extension will be visible from the public domain, the materials to be used are to match those used on the host dwelling, which will reduce any visual impact on the character of the area.

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 Due to the location of the proposal, there will be no impact to the occupiers of the property to the south, and the separation gap exceeding 30m between the application site and the property to the north will result in no significant impact to the occupiers 11

Rimington Road.

- 7.6 No. 26 Rimington Road is directly to the east. This neighbouring property is detached, with an attached garage which runs along the boundary line with the application site. The proposed front extension will extend 1.8m from the principle elevation of the house, with a maximum height of 3.2m. The extension is to be set approximately 4.5m back from the eastern curtilage, and in excess of 6m from the dwellinghouse of No. 26. No windows are to be inserted into the eastern elevation.
- 7.7 The property to the west is No. 22 Rimington Road. This is a pitched roof two storey dwelling and is linked to the application site via attached garages. The proposed extension will project approximately 1.2m beyond the front elevation of the garage, and will retain a gap of 2m from the western curtilage, with a gap of approximately 5.5m being retained between the extension and the dwellinghouse of No. 22. No windows are to be inserted into the western elevation.
- 7.8 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00140

(A) 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:

Location plan - received 27.02.18

Block plan - received 27.02.18

Existing sections - received 01.02.18

Proposed and existing plans - received 27.02.18

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.