
Site Address: 83 Scratchface Lane, Havant, PO9 3NH
Proposal: Construction of dormers to existing first floor rooms on front and rear elevations, including timber cladding.
Application No: APP/18/00678 Expiry Date: 03/09/2018
Applicant: Mr & Mrs Hardwick
Agent: Mr A Dunks Case Officer: Emma Chisnall
 Andrew R Dunks Ltd
Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 No 83 is a semi-detached chalet style bungalow situated at the west end of Scratchface Lane in Havant. The dwellinghouse is constructed of facing brickwork, concrete tiles and a timber cladding which is present along the first floor side elevation. No 83 is set at an angle within its plot and is on a slight incline of land to the south.
- 1.2 The dwellinghouse is situated in a corner plot with Scratchface Lane to the North and Penhurst Road to West. Both roads contain a variety of dwellings presenting bungalows, chalet bungalows and two storey dwellings in semi-detached and detached form.
- 1.3 Amenity space is present to the front of No 83 with a hard-surfacing to the west side to provide a parking provision of three cars and a modest amenity space to the south which is laid as lawn and surrounded by a 1.8m timber fence.

2 Planning History

None

3 Proposal

- 3.1 Construction of dormers to existing first floor rooms on front and rear elevations.

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)

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

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) 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 No 83 is situated in a streetscene of Sratcliffe Lane and Penhurst Road both of which contain a variety of dwellings that differ in design, style and position and have examples of similar development present. Adjacent to No 83 is a pair of semi-detached dwellings which have developed dormers to the front and rear. To the east of No 83 there is also a semi-detached pair of bungalows where one has developed a dormer to the front. Therefore although the works would partly un-balance the symmetrical appearance between Nos 83 and 81 the works are considered to not look significantly out of place within the greater streetscene and would reflect a relationship of semi-detached dwellings that are present in the immediate locality. The impact caused to the visual amenity is therefore considered to be acceptable.

7.4 Both the front and rear dormer have been designed to have a subservient appearance on No 83 and are considered to appear in proportion to the roofspace available creating a limited and acceptable impact on No 83.

- 7.5 Cladding is proposed in a brown timber colour to match the side elevation of No 83. Due to the cladding already present to the side of the dwellinghouse and that examples of cladding are present within the streetscene of Scratchface lane and Penhurst Road it is considered that this choice of material would not detract significant character from the area nor look out of place on the dwellinghouse.
- 7.6 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

- 7.7 The proposed works are considered to impact the attached neighbour No 81 Scratchface lane and No 58 Penhurst Road to the south. Windows are proposed in the front dormer which shall create a view onto the open space opposite however, this is already viewable from the public domain and as such the works are considered to not result in any additional loss of amenity.
- 7.8 No 83 has two rooflights in place in the rear roofspace which serve a bathroom and bedroom. These are not at high level and have been fitted with clear glass. As a result they create a view into the rear amenity space of the attached neighbour No 81 Scratchface Lane and have established a degree of over-looking between the neighbours. Although the proposed works shall increase this impact this is considered to be by a modest amount due to the alteration from a rooflight at an angle in the roof to a flush window in a dormer. The window sizes proposed are also considered to be modest and appropriate to the space available. Much of the works to the rear also fall within certain criteria of permitted development rights and the windows would not typically be required to have obscure glazing or be at high level. Therefore as the established impact is already in place between the neighbours and No 81 have not objected to the proposal it is considered that the proposal would not substantiate a reason for refusal based on over-looking. The development is therefore considered to be acceptable.
- 7.9 The neighbour to the south No 58 Penhurst Road has the potential to be over-looked by the proposed dormer windows. However, the existing rooflights due to their height and being fitted with clear glass already cause a degree of over-looking. Although the dormer shall bring windows in closer proximity to the neighbour to the south the additional impact caused is considered to be modest. The works shall be set away from the neighbour by approximately 13 meters which coupled with the windows being able to be installed under permitted development rights alongside the neighbour not raising an objection the impact caused is considered to be limited and acceptable.
- 7.10 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/18/00678 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: Licence No 100041041

Site Layout Plan: Drawing No 4900/500

Proposed First Floor Plan: Drawing No 5021/3

Existing and Proposed Elevations Plan: Drawing No 5021/4

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.