
Site Address:	55 Scratchface Lane, Havant, PO9 3NQ		
Proposal:	Single storey rear and side extensions. New porch.		
Application No:	APP/17/00818	Expiry Date:	28/09/2017
Applicant:	Mr & Mrs Corfield		
Agent:	Mr M Critchley	Case Officer:	Emma Chisnall
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 No 55 is a two storey semi-detached dwelling situated centrally in Scratchface Lane in Havant. The dwellinghouse is constructed of facing brickwork and concrete tiles and is on level ground. A conservatory is in position to the rear with a single storey extension to the side with a plastic lean to in front which extends up to the front elevation of No 55 and across to the shared boundary with No 57.
- 1.2 To the front the curtilage boundary is open meaning No 55 is clearly visible from Scratchface Lane. The amenity space is modest in size and fully hard-surfaced in order to accommodate three cars. To the rear the amenity space is adequate in size and is part hard-surfaced and part laid to lawn with a curtilage boundary constructed of a mixture of 2m wall, 1.8m timber fencing and hedging. Along the rear curtilage mature trees are present within the curtilage of No 2 Wigan Crescent which provides additional screening.

2 Planning History

None

3 Proposal

Single storey rear and side extensions. New porch.

4 Policy Considerations

National Planning Policy Framework 2012

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: 3

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 55 is positioned in a streetscene containing predominately semi-detached two storey dwellings. Although this creates a fairly uniform appearance of the dwellings in Scratchface Lane it was noted following a site visit that multiple other dwellings in the road have extended at single storey to the side and rear and therefore the proposed extensions to No 55 are considered to not set the precedent for this type of development nor result in a significant adverse impact to the character of the area.

7.4 Although the works are viewable from the public realm the proposed extension to the side is considered to be set sufficiently back from the front elevation of No 55 and the highway creating a subservient appearance on the dwellinghouse and reducing its visual dominance on the streetscene. The works are also single storey and flat roofed replacing an existing extension to the side. Therefore on balance the works are considered to not contribute to a significant additional impact on the locality of the area and can be considered acceptable.

7.5 No 55 has an existing porch frame to the front of the dwellinghouse constructed of a mixture of metal and concrete. The proposed porch is considered to provide an attractive uplift to the existing creating an attractive feature on No 55. Although this

shall differ from the porch in place to the attached neighbour No 53 the works shall reflect similar development present within Scratchface Lane and it is considered this type of development would encourage a positive uplift to the area.

- 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 works proposed to No 55 would continue along the rear elevation of the conservatory and not extend further into the rear amenity space maintaining the majority of space available to the rear of the dwellinghouse for the current and any future occupiers of No 55.
- 7.8 Windows are proposed within the rear elevation of the extension proposed at No 55 however as the works are set sufficiently away from the rear boundary which has significant screening from the mature trees present, the amenity levels between No 22 and No 2 Wigan Crescent are considered to be maintained as a result.
- 7.9 The extension proposed to No 55 would continue along the rear elevation of the existing conservatory and wrap around No 55 to the side. Due to the position of the works the attached neighbouring dwelling No 53 is considered to not be significantly impacted by the extension as it shall be screened from the works by the existing conservatory (which would be re-roofed). The proposed porch would have a window on the east side however due to the use of the porch and that it is not a habitable room coupled with the development being set away from the shared boundary with No 53 the impact is considered to be limited and acceptable.
- 7.10 The neighbouring dwelling No 57 has the potential to be impacted by the proposed development. The proposed extension would be up to the shared boundary with No 57 and extend from the wrap around extension to the side by approximately 6.3m. Although this is large in size the development is single storey in height, flat roofed and there is sufficient screening in place from a 2m high wall with higher hedging to the south. Following a site visit it was noted that the development shall be in line with an outhouse in the curtilage of No 57 which is against the boundary line and taller, creating a higher level of screening between the neighbours. No 57 is also set off the shared boundary by approximately 1.5m and with one door in position along the west side elevation it is considered on balance that the works would not create an obtrusive outlook to No 57 nor appear significantly over-bearing. No windows are proposed along the side elevation of No 55 which would ensure that privacy levels are maintained between the dwellings. The works are to the east side of No 57 and have the potential to impact light levels reaching one of the ground floor windows in the rear elevation. The height of the development is proposed to be 2.85m which is considered to be a modest height and would not be significantly higher than the outhouse in place along the shared boundary of No 57 which is in position roughly opposite the existing conservatory and where the proposed extension would be which would contribute to a loss of light already. No objection has been made about the proposal by No 57. It is therefore considered that although there is an impact, that it would not be significant enough to warrant a refusal of the planning permission and is therefore considered to be acceptable.
- 7.11 Consequently, it is considered that the proposal is unlikely to 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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00818 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:

Proposed Off Set Foundation Plan: Drawing No 3000-601c
Proposed Elevation Plan: Drawing No 17069-502B
Location and Block Plan: Drawing No 17069-101
Proposed Floor Plan: Drawing No 17069-402B

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.