
Site Address:	53 Scratchface Lane, Havant, PO9 3NQ		
Proposal:	Single storey rear extension incorporating rear platform; ramping to front.		
Application No:	APP/16/00254	Expiry Date:	04/05/2016
Applicant:	Mr O Smith		
Agent:	Mr Brian Bull	Case Officer:	Emma Chisnall
	Family Mosaic		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

53 Scratchface Lane is a north facing semi-detached dwelling on level ground which is constructed with a red brick for the walls and a concrete tile for the gable ended roof. The front amenity space is adequate in size and is currently used as lawn with a low brick boundary of 0.3m which is the same for the shared side boundary between No 53 and No 51. To the rear of the dwelling the amenity space is large in size and has a boundary along the east and north curtilage of 1.5m fencing. The boundary to the south is part wall and part fencing approx 1.5m high however additional height and screening is provided from the neighbouring's conservatory wall.

2 Planning History

None

3 Proposal

Single storey rear extension incorporating rear platform; ramping to front. Proposal has been submitted to allow ease of access into the house. The rear extension will provide a bathroom to be built on the ground floor of the dwelling.

4 Policy Considerations

National Planning Policy Framework

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)

Havant Borough Council Design Guide Dec 2011

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: 2

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Summary: No objections from The Guinness Partnership but concern raised by neighbouring property over potential impact on drainage pipe and how works will ensure neighbouring properties remain unaffected.

Comment: An informative will be included with the decision to ensure that drainage works are assessed prior to any building work commencing and that a consultation with Southern Water take place if considered necessary.

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) Impact upon the character of the area
- (iii) Impact upon residential amenity

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. In principle the development is considered acceptable due to the social need of the development, that the design is considered sound and that the works are considered acceptable in size.

(ii) Impact upon the character of the area

The ramping to the front and side of the dwelling would be viewable from the streetscene but it is considered this would not cause significant harm visually as the ramp is proposed to be set away from the front and side boundary which will make the appearance of it softer, it is also proposed to be approx 1m in height which is not considered to be obtrusive and by having an open railing instead of a solid wall this should make the development appear open and less bulky. It is therefore considered that the harm caused is minimal and the proposed works can be considered acceptable.

The proposed extension and stairs are located to the rear of the dwelling and would not be viewable from the public domain. The proposed works are moderate in size and appear subservient to the original dwelling which helps reduce the impact of the works on the character of the area. There are also examples of similar development along Scratchface Lane which should help the works look in-keeping to the area. The applicant proposes to use materials to match that of the existing dwelling which will help the works look in keeping to the original dwelling.

(iii) Impact upon residential amenity

It is considered that the proposed works to the front of No 53 would not create a significant additional impact on the neighbouring residents amenity and can therefore be considered acceptable.

The works proposed to the rear will be set away from No 51 by an acceptable distance and with the screening in place it is considered these measures should help reduce the potential impact caused from the proposed windows and door on the rear side extension. The proposed extension will be used as a bathroom and as such it is assumed the windows would be obscure glazed to protect the amenity of No 53 itself and No 51.

The attached neighbouring dwelling at No 55 would be able to view the proposed extension but with no proposed windows or doors on this elevation it is considered the neighbouring dwelling would not suffer from being over-looked. The impact would be from the size of the extension and whether this would appear bulky or obtrusive. No objections have been made in regards to the proposal and as it will measure just over 3m in height it is not considered to be over-bearing. The proposed works will be positioned just off the boundary line and at single storey height with a flat roof it is considered these measures would help soften the appearance from the neighbours viewpoint.

The proposed works would be positioned alongside No 55's conservatory which has a dual aspect window to the side and rear. It is noted therefore that with the position of the proposed works and the impact on the viewpoint from the side, the neighbouring dwelling should still benefit from a view from the rear elevation which should not be restricted.

8 Conclusion

53 Scratchface Lane has adequate amenity space for the proposed ramping to the front of the dwelling with the extension to the rear. The space available should ensure that there is only a minimal loss to the residential amenity of the neighbouring dwellings and a minimal impact to the character of the area. Therefore the proposal is considered to accord with the requirements of the adopted Local Plan (Core Strategy) policy CS16 and can be considered acceptable for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00254 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 Compulsary Purchase Act 2004.

- 2 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed Section Plan: Drawing No 5

Existing and Proposed Front and Rear Elevations: Drawing No 4

Existing and Proposed Side Elevation: Drawing No 3

Proposed Ground Floor Plan: Drawing No 2

Existing and Proposed Ground Floor Plan: Drawing No 1

Site Plan: Reference Number O1970268

Proposed Block Plan: Reference Number O1970269

Reason: - To ensure provision of a satisfactory development.