
Site Address:	39 Scratchface Lane, Havant, PO9 3NQ		
Proposal:	Single storey rear infill extension.		
Application No:	APP/14/00264	Expiry Date:	17/06/2014
Applicant:	Mr & Mrs Perkins	Team:	Team 1
Agent:	Mr Barrow	Case Officer:	Daniel
	C R Barrow Associates		Gender-Sherry
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 No.39 Scratchface lane sits on a junction with Parkside and Wigan Crescent. These roads are predominately residential in nature and characterised by semi-detached two storey properties.
- 1.2 No.39 is set back further from Scratchface lane than its immediate neighbours, being located centrally within its curtilage. There is a detached garage located immediately south of the dwelling and the boundary treatment consists of 1.8 metre high brick walls affording a high level of screening at ground floor level.

2 Planning History

01/66635/000 - Two storey side extension and porch to front (Permitted)

3 Proposal

This application seeks permission for an area to be infilled at ground floor level, which is located on the south elevation within a previously approved west side extension.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

5 Statutory and Non Statutory Consultations

None Applicable

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: 11

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) Impact on the character and appearance of the immediate area

(i) Principle of development

7.2 The site lies in the built up area of Havant where residential extensions are considered acceptable in principle subject to compliance with the Development Plan and any other material considerations.

(ii) Impact on the character and appearance of the immediate area

7.3 The proposed area of infill is almost entirely screened from the public realm by the existing boundary wall and detached garage which is located immediately south of the proposal. Consideration is given to the fact that any onlooker would have their eye drawn to the bulk of the existing side extension and the filling in of this ground floor recess area will if anything enhance the overall character of the property, rather than detract from it. Materials to be used will match those on the existing dwelling. It is therefore considered that the overall impact of this proposal has merit and should be supported. There is considered to be no additional material impact on neighbours residential amenities.

8 Conclusion

Due to the nature of the infill, and the level of screening provided by existing features, it is recommended that this proposal be approved.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00264

(A) subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The external materials to be used shall match in type, colour and texture those on the existing building.

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 2012.

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

Site Location and Block Plans drawing number 1007-01 Rev B received by the Council 22 April 2014

Elevations (as proposed) drawing number 1007-5 received by the Council 10th March 2014

Ground and First Floor Plans(as proposed) drawing number 1007-4 received by the Council 10th March 2014

Section and Key Plan drawing number 1007-6 received by the Council 10th March 2014

Reason: - To ensure provision of a satisfactory development.