

DELEGATED OFFICER REPORT

PROPOSAL	Proposed single storey detached garden room.
LOCATION:	2A Scratchface Lane, Havant, PO9 3NG
REFERENCE NO:	APP/25/00576
APPLICANT:	Mr & Mrs WARTON
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	13/08/2025
APPLICATION EXPIRY DATE:	29/08/2025
WARD:	Bedhampton
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 2A Scratchface Lane is a detached chalet bungalow located to the east of the junction between Scratchface Lane and Matthews Close. The property has been previously altered under APP/20/00391 and APP/20/00559 and is finished in light grey render black stone paint, and dark grey cladding boards to the dormers with white uPVC fenestration and a dark grey plain concrete tile roof. Much of the amenity space is located towards the front of the property, with the dwelling set back from the road by approximately 16m behind a lawned area and hardstanding accessed from Scratchface Lane. To the front boundary there are approximately 1.9m high brick piers infilled with a low brick wall and close-boarded fencing over, broken by 1.8m high close-boarded double gates to the hardstanding area that provides parking. The boundary treatment is staggered in height to match the slope of the street whilst the site itself is level, such that along the north-west boundary the lawned area is approximately 0.5m lower than the street and neighbouring property and is edged by a retaining wall with close-boarded fencing over. Due to the change in ground levels, the fencing rises in height from approximately 1.8m above the lawned area to approximately 2.4m between properties. There is approximately 1.8m high hedging to the boundary south of the hardstanding. To the rear of the host dwelling there is a small garden area with a depth of approximately 5.4 m.
- 1.2 The area immediately surrounding the application site is predominantly residential in nature residential and comprised of detached and semi-detached properties in a variety of styles and materials. The street pattern is such that the rear gardens of dwellings on the opposite side of Scratchface Lane face the road so that on approach to the site a number of rear outbuildings and garages are visible.

2. Planning History

Is there any planning history relevant to the current application?

Yes

[Planning Application - APP/20/00559](#)

[Planning Application - APP/20/00391](#)

3. Proposal

Proposed single storey detached garden room.

4. Policy Considerations

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the Planning Considerations section of the report.

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Chichester Harbour Management Plan 2024-2025

Havant Borough Council and Chichester District Council Joint SPD - Chichester Harbour Area of Outstanding Natural Beauty

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS16 (High Quality Design)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

DM13 (DM13 Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: N/A

Conservation Area: N/A

5. Statutory and Non Statutory Consultations

Arboriculturalist, Tree Team

For the project and the tree the statement provided is adequate and I raise no objection.

Councillor Liz Fairhurst

No comments received.

Councillor Phillipa Gray

No comments received.

Councillor Michael Lind

No comments received

6. **Publicity and 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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received.	

Material planning considerations are addressed in Section 7.

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
- (iv) Impact on trees
- (v) Impact on amenity space and parking provision
- (vi) Biodiversity Net Gain (BNG)

(i) Principle of development

7.1 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

7.2 The proposal relates to the creation of an outbuilding within the amenity space in front of the host dwelling that would contain a garden room with bifold doors to the lawn and including a small W.C. and store area.

7.4 The proposed outbuilding would be approximately 9m in length, 4.5m in width, and would have a maximum height of 2.6m with a flat roof. It would be set approximately 4m from the host dwelling, in front of an existing secondary bedroom window, located in the north-west corner of the site approximately 1.4m from the north boundary and 2.2m from the west boundary. Due to the difference in ground levels between this part of the site and the street, the majority of the proposed outbuilding would be obscured by the existing boundary treatment when viewed from Matthews Close or the western approach from Scratchface Lane. The proposals include the retention of an existing small tree to

the west boundary that would further assist in screening the proposal. The proposed building would be approximately 15.3m from the south boundary where it meets Scratchface Lane. Whilst the fencing at this location is marginally lower due to the slope of the street, the proposal is not considered to appear unduly prominent from this aspect given the separation distance and would only be clearly visible at times when the entrance gates are opened for vehicular access. Considering all of the above, and in the context of the existing street layout, the proposals are considered on balance to be acceptable.

- 7.5 The materials proposed are light grey cedar cladding to match the colour of the render to the host dwelling with darker grey fascias, soffits, and uPVC fenestration. The materials would be in keeping with the appearance of the host dwelling and neutral in colour. As such the proposed materials are considered to be acceptable.
- 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 To the north is No.4 Matthews Close, which is a detached chalet bungalow set approximately 7m forward of the host dwelling. The roof pitch of this dwelling is uneven, with a dormer and low-level rooflights serving bedrooms within the more steeply pitched slope facing north and two high-level rooflights within the lower pitched south facing roof slope serving as secondary sources of light and ventilation to a master bedroom. At ground floor the south facing kitchen window and door and secondary windows to a lounge and dining area are approximately 2m from the close-boarded fencing to the boundary separating the two properties. As noted in section 1.1 above, No.4 is at a higher ground level than the application site so whilst the fencing adjacent to the windows is 1.8m high as seen from the north it sits atop a retaining wall and is approximately 2.4m high when seen from the south. Consequently whilst the proposed outbuilding would extend partially in front on the secondary lounge window it would be approximately 0.2m higher than the existing fence and is not considered to result in any significant loss of light or outlook. No north facing windows are proposed that might result in overlooking to this property. The impact to No.4 is therefore deemed to be limited and acceptable.
- 7.8 To the south is No.2b Scratchface Lane, which is a detached chalet bungalow set slightly back from the building line of the host dwelling. The proposed outbuilding would be at least 16.8m from the nearest habitable window of No.2b and at an oblique angle such that it would not have views to or from any internal living spaces. Consequently the impact to No.2b is considered to be minimal.
- 7.9 No.7 Hulbert Road lies to the east of the application site. As the proposed outbuilding would be located to the west of the host dwelling it would not be visible from this property. There are no other properties immediately adjacent to the site.
- 7.10 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy 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.

(iv) Impact on trees

- 7.11 The Council's Arboriculturalist was consulted as a tree was shown as part of the submitted drawings and the agent has provided a Preliminary Tree Assessment and Method Statement. Following a visit to the site, the Arboriculturalist has reviewed the information provided and has concluded that the statement provided is adequate given the nature of the development and that the proposal is in accordance with Policies DM8 and CS11 of the HBLP (Core Strategy).

(v) Impact on amenity space and parking provision

- 7.12 Whilst the proposals would take up part of the existing lawned area approximately 97.5m² would remain in addition to the smaller amenity space behind the dwelling. The remaining provision is therefore considered to be adequate. The proposal would not impact existing parking arrangements, which are sufficient for at least three vehicles in line with the guidance provided by the Havant Borough Council Parking SPD (2016) and in accordance with Policy DM13.

(vi) Biodiversity Net Gain (BNG)

- 7.14 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

8 Conclusions

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval
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9. RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/25/00576 subject to the following conditions

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 Outbuilding CFA FULL 01
Proposed Outbuilding CFA FULL 02
Preliminary Tree Assessment and Method Statement
Email received 27 August 2025

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms, email dated 27 August 2025 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.

- 4 The outbuilding hereby permitted shall be used solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be converted to a separate unit of living accommodation or used in connection with any trade or business.

Reason: The outbuilding is not in a satisfactory position, has insufficient amenity space and has insufficient on-site parking to be occupied or otherwise used separately from the main dwelling and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 (a) Unless otherwise agreed in writing with the Local Planning Authority, the development hereby permitted shall be carried out in full accordance with the approved Preliminary Tree Assessment and Method Statement and British Standard BS5837:2012 guidance for the safeguarding of trees located within or nearby the application site and not scheduled for removal during the course of the site works and building operations; and

(b) Such methods of safeguarding and protection as set out by part (a) of this condition shall be maintained for as long as construction is taking place at the site, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage throughout the construction period and in the interests of amenity in accordance with Policies CS11 and DM8 of the Havant Borough Core Strategy.

Informatives:

1 In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

- Offering a pre-application advice service, and
- Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- Your application was acceptable as submitted and no further assistance was required.