

DELEGATED OFFICER REPORT

Site Address:	2A Scratchface Lane, Havant, PO9 3NG		
Proposal:	Proposed change of use of outbuilding to hair/beauty salon.		
Application Type:	Full Planning Permission		
Application No:	APP/25/00861	Expiry Date:	16 December 2025
Applicant:	Mr & Mrs Warton	Case Officer:	Denise Sheath
Agent:	Mr Flint		
Ward:	Bedhampton Ward		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 2A Scratchface Lane is a detached chalet bungalow situated east of the junction with Matthews Close. The property, previously extended under permissions APP/20/00391 and APP/20/00559, features light grey render with black stone detailing, dark grey dormer cladding, white uPVC windows, and a dark grey concrete tile roof. The dwelling is set back approximately 16m from the road behind a lawn and hardstanding accessed via Scratchface Lane. The front boundary comprises 1.9m brick piers with a low wall and close-boarded fencing, interrupted by 1.8m double gates leading to the parking area. Boundary heights vary to accommodate street gradients, with the north-west lawn approximately 0.5m below street level, edged by a retaining wall and fencing rising from 1.8m to 2.4m. A 1.8m hedge screens the southern boundary. To the rear, the garden measures approximately 5.4m in depth.
- 1.2 A single storey outbuilding is located adjacent the front north west boundary. The use of this outbuilding is the subject of this planning application.
- 1.3 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

APP/20/00391 - Single storey rear extension and single storey side extension following demolition of existing garage. First floor extension with raised ridge and front and rear dormers. – Perm 02 July 2020

APP/20/00559 - First floor extension with raised ridge and front and rear dormers, single storey rear extension and single storey side extension following demolition of existing garage. (Revised). Perm 07 October 2020

APP/25/00576 - Proposed single storey detached garden room. Perm 03 September 2025

APP/25/00721 - Variation of Condition 4 of Planning Permission APP/25/00576 - Proposed single storey detached garden room. Withdrawn

3 Proposal

Proposed change of use of outbuilding to hair salon.

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)
CS2 (Employment)
DM10 (Pollution)
DM13 (Car and Cycle Parking on Residential Development)
DM14 (Car and Cycle Parking on Development (excluding residential))

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

Economic Development

Economic Development support this application.

Environmental Health

Thank you for consulting Environmental Protection regarding the above application for change of use of the outbuilding located in the front garden from residential use to a hair salon.

The Design and Access Statement includes that no external plant is proposed and that operational hours shall be restricted.

Environmental Protection has no objection to the proposals, providing suitable conditions are included, should permission be granted.

Recommended conditions

Opening hours

The use hereby permitted shall not be open for customers outside of the following times: Monday to Friday between the hours of 9:00am and 5:00pm Mondays to Fridays and between the hours of 8:00am and 4:00pm on Saturdays. Reason: to protect residential amenity.

External Plant

No plant, machinery, or structures required for heating, cooling, ventilation or filtration purposes shall be installed at the premises until and unless details of the external appearance and acoustic performance of the same have been submitted to and approved in writing by the Local Planning Authority. Thereafter any plant, machinery, or structures approved shall be fully implemented in accordance with the approved details and shall be retained and maintained for their designed purpose.

Reason: To safeguard the amenities of the locality and/or occupiers of neighbouring property.

Hampshire Highways – Initial Comments

The Highway Authority wishes to make the following comments.

This application seeks consent to change the use of an existing outbuilding on the property of 2A Scratchface Lane to allow for hair and beauty services to be carried out.

Access

The vehicular access to the proposed development will be served from an existing access onto Scratchface Lane and will not change as a result of the development.

Parking/Turning

Customers can park on the driveway of the property where there is a total of 5 parking spaces. The business has a policy of 'no plus ones', and an appointment only system as confirmed within the submitted documents which will limit the number of vehicles parked to a maximum of three at a time (max. 3 clients at a time) Furthermore, staggered appointments have also been implemented to minimise likelihood of any overflow parking on the local highway network. The applicant states that a high proportion of clients live locally, further reducing vehicle journeys and parking demand. The applicant would be required to manage the situation by advising that no on-street parking should occur when attending appointments.

Ultimately, Havant Borough Council, in their capacity as Local Parking Authority, will consider the parking provisions in accordance with their Parking SPD. The LPA should be satisfied that the parking demand for 3 associated clients at one time would provide sufficient parking for the existing dwelling in accordance with the parking standards.

The Highway Authority would be concerned if there was a significant demand for on-street parking as a result of the development. Should the LPA be minded that this development would result in on-street parking despite the above, then the Highway Authority wishes to be reconsulted. Drawing "CFA/FULL/01" displays the parking spaces available to customers. Vehicle Tracking Display drawings should be included as part of this to ensure that the quantum of parking suggested can be achieved within the parking layout to ensure the full capacity can be utilised minimising the likelihood of any overspill parking on the wider highway network.

Recommendations

The Highway Authority require further information requested from the applicant before a formal recommendation can be made. Confirmation should also be sought from the LPA that the parking proposals are agreeable.

Hampshire Highways – Further Comments following re-consultation:

Thank you for re-consultation on the above planning application. In response to previous comments dated 6/11/2025, the applicant has submitted a revised drawing (CFA-FULL-01 Proposed Outbuilding) which the Highway Authority have reviewed and have the following comments to make.

The revised plan indicates availability of an additional 2 parking spaces on-site presumably to provide additional provisions for salon users.

The Highway Authority previously requested further information to ensure that the previous quantum (3 parking spaces) could be accessed in practice to ensure maximum utilisation of parking preventing any overspill on the highway network.

The additional 2 spaces, whilst welcomed, reinforce the need for vehicle tracking to ensure that vehicles can access and egress these spaces in a safe and suitable manner. It does not appear that these spaces would be accessible in practice encouraging the likelihood of overspill parking on the wider highway network. It is also recommended that the remaining width for manoeuvring is confirmed.

Direct engagement with the Highway Authority is welcomed to resolve the matters set out within this response. The Highway Authority require further information requested from the applicant before a formal recommendation can be made

Hampshire Highways – Final Comments:

Thank you for your re-consultation on the above planning application. Following HCC's previous response to the application dated 24th November 2025 further information has been submitted and the following comments can be provided.

Drawing CFA-FULL-01 Revision 02 outlines indicative tracking of a large car for each proposed allocated parking bay within the property. It demonstrates that whilst tight, access into spaces could be achievable in practice. It is noted that the parking bay closes to the property requires multiple movements, but access could be more achievable with a reverse park policy. The applicant has agreed to this which will be secured through condition. This is considered to minimise the likelihood of any overspill parking occurring on the local highway network.

The applicant further reiterates that many clients walk to and from appointments therefore reducing requiring parking demand on site, further minimising the likelihood of any overspill parking occurring.

Having regard to the above, the Highway Authority are content that the previous concerns have been addressed and therefore no objection to the proposals are provided. This is subject to an appropriate planning condition being placed on the application to ensure that reverse parking occurs on site to maximise parking availability and ensure that access and egress can be achieved in a forward gear.

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: 9

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 2

Letters of Support Summary: (2 In total)

- No Concerns with regard to noise; the site has adequate parking; other properties within the vicinity work from home
- Fully support the application

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) Impact upon residential amenity
- (iv) Biodiversity Net Gain (BNG)
- (v) Highway Implications

(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. This proposal comprises an outbuilding in use as a salon. There is no 'in principle' policy objection to businesses from home; in practice each application has to be assessed on its own merits in light of the nature of the use and the context of the site.

(ii) Appropriateness of design and impact on the character of the area

7.3 The proposal seeks to convert the existing outbuilding into a family-run hair and beauty/aesthetic salon, operated by the applicant and a resident family member. A supporting document outlines operational details and noise management measures. Opening hours are proposed as Monday to Friday, 9:00–17:00, and Saturday, 8:00–16:00. Appointments will be on a one-to-one basis, with a maximum of three clients present at any time due to treatment overlap. The applicant confirms that no odours will be generated and that noise will be contained within the building, limited to low-level background music and standard hairdressing equipment. Environmental Health has reviewed the proposal and raised no objections, subject to recommended conditions.

- 7.4 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) Impact upon residential amenity

- 7.5 The outbuilding is already in place and has been for some time. It is located forward of the host dwelling and is not considered to result in harmful overshadowing or overlooking to neighbouring properties. In regard to the proposed business use, whilst it is noted that there would be an increase in activity with the comings and goings of clients, this would be within acceptable working hours of the day, with the first hour of operation proposed being 9am weekdays and 8am on a Saturday. The proposed treatments are not considered to result in unacceptable noise levels.
- 7.6 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.

(iv) Biodiversity Net Gain (BNG)

- 7.7 There are no biodiversity or geological conservation features on the site or in the immediate vicinity that would be affected by the proposed development. As the proposal relates to the change of use of an existing outbuilding for business purposes and does not involve the creation of new floorspace or land take beyond the existing curtilage, it falls within the exemptions set out under the Environment Act 2021 and associated regulations. Accordingly, the development is not required to deliver Biodiversity Net Gain.

(v) Highway Implications

- 7.9 In relation to parking, a parking and tracking plan has been submitted confirming that adequate off-road parking can be provided on site for both the residential dwelling and the hair/beauty salon business. It is worth noting that the Highway Authority have reviewed the parking and tracking proposals and are satisfied that there is sufficient onsite parking available and that the proposed development is unlikely to result in overspill parking onto the Highway or impact Scratchface Lane. The Highway Authority therefore has raised no objection to the development proposal subject to a condition.

8 Conclusion

- 8.1 In conclusion, it is considered that the use is acceptable in principle and would not result in development harmful to the character and appearance of the area. Impacts on neighbouring amenity have been carefully considered and subject to appropriate conditions are considered acceptable. In relation to parking, the highway authority is satisfied that there is sufficient parking available and are satisfied that this will not have a detrimental impact on the wider highway network.
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9 RECOMMENDATION:

That the Development Manager be authorised to **GRANT PERMISSION** for application APP/25/00861 subject to the following conditions

Condition 1

This permission for use of the outbuilding in use as a salon shall enure for the benefit of Mrs Warton and Miss Anderson only whilst resident at 2A Scratchface Lane and shall not enure for the benefit of the land, and the use hereby permitted shall be discontinued on the date when Mrs Warton ceases to reside at 2A Scratchface Lane.

Reason: To ensure that the business operates as set out in the application in the interests of the residential amenities of adjacent properties and in association with the occupation of 2A Scratchface Lane, having due regard to Policies CS2, CS16, DM10, DM13 and DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Condition 2

The use of the outbuilding authorised by this permission shall comprise use as a hair and beauty/aesthetics salon only, as set out in the supporting Design and Access Statement submitted with this application. No other uses within the same Use Class shall take place on the site.

Reason: Having regard to the particular circumstances of the case where the location is residential in character and has the potential to result in neighbour amenity and traffic issues, and having due regard to Policies CS2, CS16, DM10, DM13 and DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Condition 3

The salon hereby permitted shall only be open for trade or business on the following days and hours: **Monday – Friday: 0900 hrs - 1700 hrs Saturday 0800 hours – 1600 hours**

Reason: To protect the amenities of nearby residential properties and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Condition 4

Each salon session hereby approved shall be carried out in strict accordance with the following arrangements:

- (i) There shall be a maximum of 3 clients at any given time and appointment times shall be staggered.
- (ii) There shall be a maximum of two members of staff
- (iii) Clients shall visit the premises by appointment only.
- (iv) A register of appointments shall be kept and made available for inspection by the Local Planning Authority upon request.
- (v) The final appointment of the day will finish no later than 1700 hours on a weekday or 1600 hours on a Saturday

Reason: To ensure that the level of business use is compatible with the residential area and neighbouring amenities having due regard to Policies CS2, CS16, DM10, DM13 and DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Condition 5

No plant, machinery, or structures required for heating, cooling, ventilation or filtration purposes shall be installed at the premises until and unless details of the external appearance and acoustic performance of the same have been submitted to and approved in writing by the Local Planning Authority. Thereafter any plant, machinery, or structures approved shall be fully implemented in accordance with the approved details and shall be retained and maintained for their designed purpose.

Reason: To safeguard the amenities of the locality and/or occupiers of neighbouring property and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Condition 6

The development shall not be brought into use until a minimum of 5No. parking spaces have been provided within the curtilage of the site. These spaces shall thereafter be retained and kept available at all times for the parking of vehicles associated with the dwelling and the approved salon use. All parking spaces shall be accessed using a reverse-parking manoeuvre to ensure that vehicles can enter and leave the site in a forward gear.

Reason: In the interests of highway safety and having due regard to policies DM13 and DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Condition 7

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

Design and Access Statement – Received 21 October 2025

Planning Statement - Received 21 October 2025

Location Plan; Proposed Block Plan; Proposed Outbuilding Floor Plan and Elevations –

Drawing No. 01 Rev 01 – Received 10 November 2025

Parking and Tracking Plan 01 Rev 02 – Received 15 December 2025

Street Scene Elevations – Drawing No. 02 – Received 21 October 2025

Reason: To ensure provision of a satisfactory development.

Informative:

In accordance with paragraphs 39-51 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:

- You were updated about issues after the initial site visit,
- Your application was acceptable following receipt of amended and additional information, and no further assistance was required.