
Site Address:	34 New Brighton Road, Emsworth, PO10 7QR		
Proposal:	Erection of a car port and new driveway entrance gate.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00552	Expiry Date:	11/09/2024
Applicant:	Mr P Wain		
Agent:	Mr D Masterman	Case Officer:	Ikrame Essalih
	Helyer Davies Architects Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 34 New Brighton Road is a two-storey detached dwellinghouse located at the east side of New Brighton Road, Emsworth. The house is constructed in brickwork at rear, south and north elevations and comprises an off-white rendered front elevation with a brown tile gable roof characterised by a staggered eaves' line at the front main elevation and a canopy porch at the entrance. To the north side of the property, a single storey integrated garage with a flat roof extending to an existing rear ground floor extension, and a false pitch at the front elevation. The property benefits from a large rear garden while the boundary treatment consists of brick walls with top wood fencing coupled with tall trees and hedges at the rear and mature hedging at the front. The front garden of the property is mainly paved with retained grass areas and allowing for at least four car parking spaces, one of them provided with a pitched roof timber structure.
- 1.2 The surrounding area is mainly residential in character with properties of differing design, type, materials and setting.

2 Planning History

10/74261/000 - First floor bedroom extension over existing ground floor accommodation. Demolish existing garage and construct new single storey garage extension. New pitched roof to replace flat roofs over existing single storey extensions., PERM,08/04/2010
GEN/13/00821 - High Hedge Complaint., ,16/09/2013
APP/24/00382 - First floor side extension with associated minor internal works., PERM,07/08/2024

3 Proposal

This planning application consists of two parts:

- The erection of a car port timber structure with pitched roof at the front garden of the property
- A proposal for a new driveway entrance gate.

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)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_D1 (General Design Policy)
ENP_D2 (Height, Mass & Materials)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Charles Robert

No comments received.

Councillor Grainne Rason

No comments received.

Councillor Reuben Mychaleckyj

No comments received.

Emsworth Residents Forum

No comments received.

Hampshire Highways

I refer to the consultation relating to the above planning application and would advise that as the application is for a car port, and onwards there is no required change of vehicle access onto the highway, HCC's Highway Standing Advice should be referred to in the first instance. This can be viewed via the following link under the heading Consultation with the Highway Authority -

<https://www.hants.gov.uk/transport/developers/consultation>

Conclusion: **NO OBJECTION**

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: 7

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
- (iv) Parking matters
- (v) Highway matters

(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 The proposed development consists of two elements: the construction of a new carport at the front of the property and the installation of a new driveway entrance gate. The carport would replace an existing timber structure and feature a pitched gable roof, with a width of approximately 3.6 metres, a depth of approximately 4.8 metres, and a total height of around 3 metres, with eaves height of 2.5 metres. The carport would be constructed using timber frames and posts, along with a timber/felt pitched roof. It would be of an open design and positioned 785 mm from the front boundary and 485 mm from the northern boundary of the property.

7.4 Due to the presence of mature hedging along the front and northern boundaries, it was observed during the site visit that the structure would be largely screened and therefore not readily visible from the street scene. Additionally, the proposed design and construction materials for the carport are considered suitable for this context. Although these materials are not existing in the main residence, it is considered that the proposal would not detract from the overall appearance of the property nor adversely affect the character of the main dwelling.

7.5 With reference to the Havant Borough Council Design Guide SPD, it is acknowledged that garages and carports positioned at the front of properties are not generally encouraged. However, given the existing level of screening, as well as the modest scale and design of the proposed carport, it is considered that the development would remain subservient to the main dwellinghouse and would avoid creating any adverse impact on the streetscene or the surrounding area.

7.6 In regard to the proposed gate, the submitted plans and documents show that the driveway entrance gate would be of sliding type and timber material and would have a

height of approximately 1.9 metres and width of approximately 3.85 metres. The gate installation would involve red bricks piers to each side. Considering the existing materials and features at front boundaries within the streetscene and the neighbouring properties, it is deemed that the proposed entrance gate would not be out of context or adversely impact the streetscene.

- 7.7 Considering all the above, it is deemed that the proposed works are acceptable and would not result in an adverse impact on the character of the main dwellinghouse, the streetscene and the visual amenity of the locality, thus concurring with the requirements of Havant Borough Design Guide SPD and Policy CS16 of Havant Borough Local Plan Core Strategy (2011). 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

- 7.8 By dint of the existing mature tall hedging along the front main and front sides boundaries, with a height of at least 2.3 metres, as well as the proposed location of the carport, it is considered that the structure would be largely screened from the neighbouring properties to the north, west, and east. As a result, the impact on the residential amenity would be minimal, and the proposal is therefore deemed acceptable.
- 7.9 It is noted that the neighbouring properties located at the south side are positioned at a sufficient distance to avoid any detrimental impact resulting from the proposed works.
- 7.10 Consequently, it is deemed that the proposal would not have a detrimental impact on the residential amenity of the neighbouring properties. In conclusion, the proposed works does not appear overbearing or lead to loss of privacy, views, daylight or overlooking and would have limited and acceptable impact on the immediately adjacent properties and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the Havant Borough Council Local Plan (Core Strategy 2011)

(iv) Parking matters

- 7.11 The proposal would result in a car port allowing for a covered car parking space. Further to an assessment of the scheme, it is concluded that the dimensions are appropriate for car parking space while there would be no change to the parking provision and requirement on-site. Therefore, it is considered that the current and potential provision is concurring with Havant Borough Council Parking SPD and Policy DM13 of Havant Borough Council Local Plan (Core Strategy 2011).

(v) Highway matters

- 7.8 The proposed carport would not result in a required change of vehicle access onto the highway while the proposed gate would be a sliding gate type and set back from the edge of the road by an appropriate distance allowing Pedestrian/Vehicle intervisibility. Considering that Hampshire Highways raised no concerns in regard to the scheme, it is deemed that the proposal would be appropriate and should not be harmful to highway safety.

(vi) Ecology

- 7.9 The site is within 50m notable and protected species, namely Knotted Hedge-parsley, Wild Clary. The proposed works would be modest in size and it is therefore anticipated that the proposed development would not result in a negative impact on protected species.

8 Conclusion

- 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.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00552, 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:

EXISTING AND PROPOSED PLANS - Drawing No.24027-03 rev A -
Uploaded 19 July 2024

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms 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.