
Site Address:	44 Long Copse Lane, Emsworth, PO10 7UR		
Proposal:	Erection of detached double garage.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00065	Expiry Date:	27/03/2023
Applicant:	Mr Crossley		
Agent:	Mr Rushworth	Case Officer:	Joseph Toole
	Rushworth Architecture Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

44 Long Copse Lane, Emsworth, is a detached chalet bungalow located to the south side of Long Copse Lane. The property comprises of white render and concrete roof tiles. Vehicular access is from Long Copse Lane with parking to the front.

The property sits within a large plot with surrounding properties differing in style and design.

2 Planning History

APP/12/00503 - Remove lowest north facing limb (of 150mm diameter) to trunk of 1No. Oak; reduce two lowest north facing limbs by 4m of 1No. Oak; both trees within Group 9 of TPO 1923. Fell 1No. Pine within Group 11 of TPO 1923. , PERM,06/07/2012

APP/12/01027 - Development of existing paddock with 4No. five bed houses and access drive., WD,08/01/2013

APP/13/00632 - Two storey side extension comprising doubler garage and hobby and utility rooms, plus increase of width of access., PERM,28/08/2013

APP/19/01042 - 1No. Pine remove 2 lowest west facing limbs, subject to TPO 1923., PERM,05/12/2019

APP/20/00398 - Proposed front porch., PERM,23/06/2020

APP/21/00002 - Application for non-material change to planning permission

APP/20/00398 relating to alterations to front porch design., PERM,08/01/2021

APP/22/00727 - Oaks (T1 & T2) - reduce lateral spread on North side by up to 4 meters to leave a remaining lateral spread of 12 meters. Subject to TPO Group 1923., PERM,11/10/2022

3 Proposal

The proposed development would involve the erection of detached double garage to the front of the property. It would have a width of approximately 7.7 metres, a depth of approximately 6.6 metres with a pitched roof having a maximum height of approximately 5 metres.

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)

DM10 (Pollution)

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_D1 (General Design Policy)

ENP_D2 (Height, Mass & Materials)

ENP_D3 (Layout, Form & Density)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Julie Thain-Smith

No Comment.

Councillor Lulu Bowerman

No Comment.

Councillor R Kennett

No Comment.

Developer Services, Southern Water

Please see the attached extract from Southern Water records showing the approximate position of our existing public foul sewer within the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.

Please note:

- The 150 mm diameter gravity sewer requires a clearance of 3 metres on either side of the gravity sewer to protect it from construction works and to allow for future maintenance access.

- No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water.

- No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of public or adoptable gravity sewers.

- All existing infrastructure should be protected during the course of construction works.

Please refer to: southernwater.co.uk/media/3011/stand-off-distances.pdf

It is possible that a sewer now deemed to be public could be crossing the development site.

Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm Sewer
- Combined Sewer

Guidance on Building Regulations is here:

gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h
For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:
SouthernWaterPlanning@southernwater.co.uk

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: 6

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) Drainage

(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 double garage would have white render and concrete roof tiles to match the existing property. This is considered to be inkeeping with the context of the property and character of the area.

- 7.4 The proposed double garage would be visible from the street scene. Although it would be large in size, other properties within the area have front garage of similar size such as No.s 48 and 54 Long Copse Lane. Furthermore, the proposed double garage would not extend out beyond the existing building line. Therefore, overall the proposed double garage is not considered to have an adverse impact upon the character of the area. A condition has been recommended for the proposed extension not to be used as separate accommodation.
- 7.5 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) and D1, D2 and D3 of the Emsworth Neighbourhood Plan. It is considered that the scheme would conserve the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.6 Due to the position of the proposed double garage it is not considered to have an adverse impact on any neighbouring properties.
- 7.7 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) and D1, D2 and D3 of the Emsworth Neighbourhood Plan. It is noted no letters of objection were received with respect to the scheme.

(iv) Drainage

- 7.8 Southern Water commented on the application raising no objection. If approval is forthcoming an informative has been recommended.

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 Planning be authorised to **GRANT PERMISSION** for application APP/23/00065

- 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:

Site Location Plan - 22030 S01 REV A

Site Block Plan - 22030 S02

Roof Plan and Floor Plan - PR01

Elevations - PR02

Reason: - To ensure provision of a satisfactory development.

- 3 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.

- 4 The proposal hereby permitted shall be used for purposes incidental to the enjoyment of the dwellinghouse and shall not be used for any business, commercial or industrial purposes whatsoever or as a separate dwellinghouse.

Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.