
Site Address:	533 Southleigh Road, Emsworth, PO10 7TF		
Proposal:	Proposed car port.		
Application No:	APP/20/01018	Expiry Date:	21/12/2020
Applicant:	Mr & Mrs Bessant		
Agent:	Mr Bessant	Case Officer:	Joseph Toole
	JB Architecture		
Ward:	Emsworth		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

533 Southleigh Road, Emsworth, is located to the north of Southleigh Road. The application site is a detached two storey property comprising red brick and part white render with slate roof tiles. Vehicular access is from Southleigh Road with parking to the front.

The property is located within a residential area with properties differing in style and design along the street scene.

Note - Due to Coronavirus a site visit was not possible but the applicant/agent supplied photos of the application site which have been used to inform this decision.

2 Planning History

APP/16/00756 - Crown raise 1No. Turkish Oak by 4 -5m and remove all deadwood with a diameter of 25mm or greater at point of attachment, subject to TPO 2036., PERM,26/08/2016

APP/16/01140 - Demolition of garage and construction of two storey side extension on east elevation and external storage facility on west elevation to include cladding to the front and side elevation of storage facility., PERM,20/02/2017

3 Proposal

Proposed car port.

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

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Havant Borough Pre Submission Local Plan 2036

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

Arboriculturalist, Havant Borough Council

Arboriculturalist, Havant Borough Council (1)

There is a tree subject to TPO at the front of the property and TPO'd trees along the western boundary also. While it is noted that this will be a lightweight timber construction with no foundation, an AIA and AMS will still need to be supplied to ensure no damage occurs to any of the trees. I cannot comment further until this is received.

Arboriculturalist, Havant Borough Council (2)

Having read the AMS and TPP for this project supplied by Kim Gifford, it would appear that it is adequate in terms of type and suitability, so as to ensure that the trees both on and off site are not impacted on negatively and should continue to grow on unharmed as long as the TPP and AMS are conditioned and fully adhered to prior to and during any development.

No objection raise – AMS and TPP must be conditioned if permission is given.

Councillor Julie Thain-Smith

No Comment.

Councillor Lulu Bowerman

No Comment.

Councillor R Kennett

No Comment.

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) Impact on Trees

(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 would involve the erection of a car port to the front of the property. It would be used to store two cars with a width of approximately 5.1 metres, a depth of approximately 6.8 metres with a pitched roof having a maximum height of approximately 3.5 metres.

- 7.4 The proposed car port would have timber cladding to match the existing storage room with slate roof tiles to match the existing property. This is considered to be in keeping with the context of the main dwellinghouse.

- 7.5 The proposed car port would be visible from the street scene along Southleigh Road going to the front of the property. Due to the partial screening of hedging to the front, trees along the west boundary and being offset from the front boundary by approximately 8 metres it is not considered to have an adversely negative impact upon the street scene. Therefore, on balance it is deemed 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) and D1, D2 and D3 of the Emsworth Neighbourhood Plan. 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 The proposed car port would be offset from the front of the property and screened by elements of hedging to the front and trees along the west boundary. Thus, it is considered not to have a negative impact on the neighbouring properties due to its size and positioning.

- 7.8 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) 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) Trees

- 7.9 There is a tree subject to TPO at the front of the property and TPO'd trees along the western boundary also. The Council Arboriculturalist requested an AIA and AMS. This was provided and the Council's Arboriculturalist raised no objection subject to AMS and TPP being conditioned. This was recommended to the decision.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact

on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/01018

- 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:
Location Plan and Existing Floor Plans - JB 20. Drawing No. 01
Proposed Block Plan and Proposed Floor Plans - JB 20. Drawing No. 03
Proposed Elevations - JB 20. Drawing No. 04
Tree Protection Plan Drawing No. 03
Arboricultural Implications Assessment dated 15th December 2020
Reason: - To ensure provision of a satisfactory development.
- 3 No development including site clearance shall commence on the site unless and until the Trees subject to Tree Preservation Orders to the front garden and along the western boundary have been protected by fencing as shown on the Tree Protection Plan.
The posts for the car port shall be excavated by hand as shown on the Tree Protection Plan. The development shall be carried out in full accordance with the Arboricultural Impact Assessment Gifford Tree Service dated 15th December 2020 including the Arboricultural Method Statement.
The tree protection shall remain in place for the duration of the site clearance and construction period.
Reason: To ensure that trees to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.