

Recommendation: **GRANT PERMISSION**

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

Two Ash subject to TPO have recently been granted permission to be felled due to Ash dieback and two replacements are to be planted. I have no objection to the choice of replacement however more room is need for planting the Carpinus betulus in the north western corner please.

It is noted that the small trees/shrubs along the road frontage are to be removed. They provide a pleasant feature/screen however are no suitable to be protected by TPO.

There is an off site Macrocarpa in the front garden of 44 New Brighton Road. The proposed new wall and car port are within its RPA therefore an AIA, AMS AND TPP should be submitted.

Comments following submission of tree protection plans :

Arboricultural report appears to be comprehensive and if the TPP and AMS is conditioned then this should afford protection for the offsite Macrocarpa. No object from Arb.

Landscape Architect, Havant Borough Council

- We are content with the proposed boundary treatment fronting of to New Brighton road, I would prefer to see the total height reduced slightly to protect the character of the area was retaining and

ensure this site does not set a precedence for 1.8m wall boundary.

- Recommend to condition soft landscaping and boundary treatments.

Councillor Lulu Bowerman

No comment

Councillor Julie Thain-Smith

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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) 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.

This proposal has undergone some amendments in the form of the front boundary wall proposed. Initially a 2 metre high brick wall was proposed to the front boundary, this was deemed inappropriate when judged within the setting of the streetscene which generally comprises low front boundaries comprising foliage or some form of greenery. It is noted there is an example of a high brick wall at no 85 New Brighton Road, however this was not judged to set a precedent as the road widens and opens up nearer the junction. For these reasons, amendments have been received which include lowering the wall, adding the balustrading and a 1.5 metre evergreen hedge to the inside and an additional tree to the front as well as other soft landscaping features.

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

7.3 This proposal comprises a utility room to the rear of the property which have a flat roof with a height and depth of approximately 3 metres and a width of 2.7 metres and would comprise a window to the rear and a door to the side. It would be constructed from brickwork and timber window frames, both to match existing. This building would not be visible from the public realm and would be a very modestly sized addition in terms of footprint and scale - this is not judged to adversely impact the character of the host property, nor the area.

7.4 A car port is proposed in the north western corner of the site forward of the principle elevation and adjacent to the front boundary. It would have an overhanging, pitched roof, with a height of approximately 4 metres, width of 9 metres and depth of 6 metres. It would be formed of oak beams and timber cladding, with clay tiles to the roof which would match that of the main property. The car port would create parking space for 2 vehicles, accessible from the south elevation of the car port. Part of the car port will be enclosed with gates, forming a bin store and general storage area. Although the proposed car port would be visible from the highway, it is not judged to cause any significant harm to the streetscene - the proposed materials would be fairly natural in aesthetic, with the roof tiles in keeping with the main property. The proposal is also judged to be consistent with Policies D1 and D2 of the Emsworth Neighbourhood Plan (2019) in both design and use of materials.

7.5 Other alterations include the removal of the trees and foliage which currently run alongside the front boundary. These would be replaced by a low brick wall with metal balustrading and brick piers. The wall would have a height of approximately 1.15

metres, with metal balustrading above and brick piers to a height of 1.8 metres , set along the front boundary. The proposed boundary treatment has undergone some amendments and the current proposal is deemed a softer boundary treatment , with evergreen hedging to the rear and improved tree spec with an additional tree to the front . The front garden space would undergo various soft landscaping changes, with shingle to the driveway , granite cobbling to the entrance and additional planting. The Landscape Architect has been consulted in regard to the proposal and has accepted the proposed alterations, although has specified it would be preferable for the wall to be lower . It is noted that it would be preferable to retain the current planting in its entirety rather than replace with a wall, however on this occasion, it is judged that there would not be adequate grounds for refusal in this instance. On balance, the proposal , alongside the planting to soften the impact , is deemed to have an acceptable impact on the character of the area.

- 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 of the proposal site is no 44 New Brighton Road . The proposed car port would be sited alongside the side (south) boundary of no 44, set forward from the property towards the highway. The car port is judged to be sited a reasonable enough distance from no 44 so as not to result in any harmful impact on the amenity of this property. To the south of the site is no 40, although the boundary wall would come alongside this property towards the front of the site , this is not judged to impact the amenity of no 40.
- 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Trees

- 7.9 To the north of the site and to the rear of the proposed car port, located outside of the proposal site at no 44 New Brighton Road is a TPO Macrocarpa, a tree protection plan has been provided alongside this application. The Council's Arboricultural Officer has raised no objection on the basis that development occurs in accordance with the tree protection plan. It is also noted that the TPO two ash trees felled under APP/20/00644 need to be replanted.

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/20/00934 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:
PL.363.20.02 Proposed and existing floor plans and elevations
PL.363.20.01 Proposed car port floor and elevations
AIA and Tree Protection plan both received on the 8.12.2020
Amended site plan 1157 1 R 3 (received 19.01.2021)
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.
- 4 The landscaping scheme shall be completed within 3 months from the completion of the garage, or such other date as may be agreed in writing with the Local Planning Authority. Any trees or plants which die during the first 5 years shall be replaced during the next planting season.
Reason: To ensure that the landscape scheme is completed in the interests of the appearance of development and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 The proposed development shall be constructed and completed in full adherence to the Arboricultural Impact Assessment and Tree Protection plan both received on the 8.12.2020. Any variations to the details of the document and plans must only be undertaken after the proposed variations have been agreed in writing by the LPA.
Reason : To comply with policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.