
Site Address:	44 Long Copse Lane, Emsworth, PO10 7UR		
Proposal:	Proposed front porch.		
Application No:	APP/20/00398	Expiry Date:	16/07/2020
Applicant:	Mr & Mrs Crossley		
Agent:	Mr Mallen	Case Officer:	Joseph Toole
	Thorns-Young Ltd.		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located outside of the settlement boundary within a designated Strategic Gap. The immediate area is characterised by large detached dwellings set within good sized verdant plots. It was noted that the positioning of dwellings within the street scene varied with some being positioned closer to the front boundary than others. It was noted that there is a housing development currently under construction beyond the rear boundary of the site.

The application site is made up of a detached chalet style dwelling with double entrance points and large area for on site parking to the front. The dwelling is set within a substantial verdant plot and is set well back from the street scene, with good distance from neighbouring dwellings.

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

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

3 Proposal

Proposed front porch.

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)

Havant Borough Local Plan (Allocations) July 2014

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

Councillor Julie Thain-Smith

No Comment.

Councillor Lulu Bowerman

No Comment.

Councillor R Kennett

No Comment.

Developer Services, Southern Water

Southern Water shall have no objections to the proposed front porch.

Please find attached a plan of the sewer records showing the approximate position of a public foul sewer within the site. The exact position of the public foul sewer must be determined on site by the applicant.

Please note:

- No new development or new tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water.
- No soakaway, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public sewer.
- All existing infrastructure should be protected during the course of construction works.

Furthermore, 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.

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: 18

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
We support the application it is a clear enhancement to the property.	Noted

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 site lies outside of the built up area, within a designated Strategic Gap. There is no in principle objection to the extension of dwellings within such locations provided that the scale of the development does not compromise the visual and open characteristics of the site and its surroundings and suitably protects the open characteristics and purpose for including the site within the Strategic Gap. The development is therefore acceptable in principle subject to the detailed considerations below and any other material planning considerations.

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

7.3 The proposed development would involve the construction of a front porch. It would have oak posts and a brick base with a maximum length of approximately 3.2 metres, a maximum height of approximately 1.9 metres and a maximum height of approximately 3.5 metres.

7.4 The proposed front porch would have concrete tiles to match the existing. This is considered inkeeping with the main dwellinghouse.

7.5 The proposed works would be offset from the highway by approximately 18 metres and is deemed to be inkeeping with 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) 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 It is considered not to cause any negative impact on neighbouring properties.
- 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) Drainage

- 7.9 Southern Water were consulted on this application and raised no objection.

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/20/00398

- 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

Block Plan

Proposed Floor Plan and Elevations - 4046.20

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.