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Site Address: 20 Clovelly Road, Emsworth, PO10 7HL  
Proposal: Single storey car port with a low pitch roof and open sides measuring 6m x 3m.  
Application Type: Full Planning Permission  
Application No: APP/24/00045                      Expiry Date: 20/03/2024  
Applicant: S Doe  
Agent: Stephen Bromley                      Case Officer: Robert Riley  
            Stephen Bromley Associates  
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

- 1.1 The application site is a two-storey detached dwellinghouse located on the western side of Clovelly Road in Emsworth. The application site features a pebbled driveway to the front, with hedging and a tree, with a garden to the rear. The property features 2no dormers on its front elevation. The property's materials feature brickwork and white render to form the external walls, with a pitched gable roof formed of brown concrete tiles.
- 1.2 The application site is in an area that would be considered urban and residential with the character of the road featuring primarily two storey dwellings with brickwork and rendered designs in evidence.

## **2 Planning History**

APP/13/01185 - Two storey rear extension (including enlarged rear dormer). ,  
PERM,29/01/2014

## **3 Proposal**

There is one element to the proposal to the application site:

- Single storey car port with a low pitch roof and open sides measuring 6m x 3m, with a maximum approximate height of 2.8 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)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP\_D1 (General Design Policy)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

**5 Statutory and Non Statutory Consultations**

**Councillor Grainne Rason**

No comment received

**Councillor Lulu Bowerman**

No comment received

**Councillor R Kennett**

No comment received

**Developer Services, Southern Water**

Please see the attached extract from Southern Water records showing the approximate position of our existing surface water sewer within the development site.

- The 300 mm diameter surface water 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](https://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.

### Surface Water Drainage

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](http://gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h)

**Officer comment:** *The information supplied by Southern Water indicates the location of the nearest sewers to be within the eastern side of the Clovelly Road carriageway, well in excess of 5m from the proposed car port - appropriate separation distances can therefore be achieved.*

### Emsworth Residents Association

No comment received

### Emsworth Residents Forum

No comment received

## 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: 12

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

| Comment                                                                                                                                                                                | Officer Comment                                                                                                                                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                        | 1 comment in support and 1 comment that is neutral towards the works.                                                                                                                        |
| <i>Initial comments:</i><br><br>We do not object to the carport but consider it reasonable that the roof colour matches fairly closely the house roofing colour for aesthetic reasons. | The materials would be either bituminous felt shingles or concrete plain tile with granular finish to match the existing dwelling, which are considered to be acceptable in the streetscene. |

|                                                                                                                                                                                |                                                                                                                                                                                                                                                                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| We do note the application suggests no change to pedestrian access whereas the pedestrian gate has been moved in the last few weeks.                                           | It is acknowledged that the pedestrian gate has been moved, however this can be done under permitted development rights and as such does not require the benefit of planning permission and does not need to be assessed as part of this application process.                              |
| We also note there does appear to be a relatively young tree, currently immediately adjacent to the proposed east end of the carport, which would probably have to be removed. | The proposals have been amended and now show the carport in closer proximity to the dwelling with the tree and hedges being retained. Notwithstanding this, the tree is not considered worthy of a Tree Preservation Order and as such is not a significant constraint of the development. |
| <i>Following the amended plans, the following comment was received from the same third party:</i>                                                                              |                                                                                                                                                                                                                                                                                            |
| Revised plans do not appear to acknowledge the moving of pedestrian access to the site.                                                                                        | See above.                                                                                                                                                                                                                                                                                 |
| We live at No. 18 Clovelly Road, and we approve of this proposal                                                                                                               | 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

(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

### *Materials*

7.3 The proposed carport would feature timber posts and the roof was confirmed by the agent to be proposed to be constructed with either bituminous felt shingles or concrete plain tile with granular finish to match the existing dwelling in the email dated 28/3/24, these materials are considered acceptable upon the streetscene.

### *Character and streetscene*

- 7.4 The Havant Borough Design Guide SPD states that ordinarily "*Garages and car ports should not project forward of the building lines*".
- 7.5 With regards to the proposal, no other car ports are seen on Clovelly Road suggesting that the proposal would contrast to some extent with the existing character of the road and not be in accordance with the Havant Borough Design Guide SPD. In acknowledging this, revised plans have been submitted which were amended from the original more prominent position in the front curtilage. The plans were amended in order to position the car port closer to the dwelling by approximately 1.3 metres. This is considered to reduce its prominence upon the streetscene. Additionally, the amended plans showed the hedging and tree being retained which would provide significant screening of the car port. With regard to the contrast to the existing character of the streetscene, it is considered that given the screening and subsequent less prominent position shown in the amended plans, the visual impact of the car port would be reduced and offset the impact of the proposed new build structure in a street where there are none in evidence - furthermore, regarding its modest scale it is considered not unduly prominent.
- 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 Policy D1 of the Emsworth Neighbourhood Plan. It is considered that the scheme would have an acceptable impact on the visual amenity of the locality.

#### (iii) Effect on neighbouring properties

- 7.7 To the southern and northern sides of the application are Nos 22 and 18 Clovelly Road, and due to proximity it is important to assess the effects upon these dwellings. Due to the nature of the works overlooking is not considered to be increased by the application; furthermore, due to the scale of the proposed work, it would not impact upon properties to the front and rear of the application site.

#### *No.22 Clovelly Road*

- 7.8 To the southern side of the application site is No.22 Clovelly Road. Due to a separation distance of the proposed car port from No.22's curtilage of between approximately 10.4 to 11 metres and the modest height of the pitched roof carport, it is not considered that overshadowing and a sense of overbearing would impact No.22 Clovelly Road, and as a result the dwelling would be acceptably impacted from the works.

#### *No.18 Clovelly Road*

- 7.9 To the northern side of the application site is No.18 Clovelly Road. The carport in the amended plans would have a separation distance from No.18's curtilage of approximately 0.5 metres. This would impart a sense of bulk and scale upon No.18. However the amended plans show that hedging and the tree along the boundary to No.18 is to be retained, additionally, due to the pitched roof design with the eaves height being proposed to be approximately 2.1 metres, officers are satisfied that any impacts of overbearing, and overshadowing would be limited and acceptable on balance on this dwelling.

Furthermore these impacts would be only be felt upon a secondary amenity space to the dwelling (the front drive), as the rear garden would serve as the primary outdoor amenity space.

- 7.10 Consequently, it is considered that the proposal would 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 Policy D1 of the Emsworth Neighbourhood Plan.

## **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.

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## **9 RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00045 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:

LOCATION PLAN published 26/01/24

BLOCK PLAN published 04/03/24

Drawing Number: 10131-20b: AMENDED EXISTING AND PROPOSED PLANS published 01/03/24

Email named ROOF MATERIALS CONFIRMATION 20 CLOVELLY, dated 28/3/24 and published 04/04/24

**Reason:** To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and email dated 28/3/24 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.