
Site Address:	193 London Road, Cowplain, Waterloooville, PO8 8ER		
Proposal:	Erection of a double car port.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00134	Expiry Date:	16/04/2024
Applicant:	Mr Robins		
Agent:	Miss McCrudden	Case Officer:	Ikrame Essalih
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 193 London Road, Cowplain is a two-storey semi-detached dwellinghouse, with accommodation in the roof space. The property is constructed in red bricks with elements of white render and red tile hanging above ground floor windows. At roof level, three rooflights on the front elevation, two rooflights on the side elevation and two rooflights and dormer window at rear elevation are in place. Brown roof tiles are also present.
- 1.2 The property benefits from a single storey rear extension which was constructed under permitted developments rights and a shed in the rear garden. The front of the property is paved with vehicle access from London Road, and combined with the existing south driveway, it provides approximately 6 cars parking spaces.
- 1.3 The surrounding area is of residential character with a variety of single and two-storey detached, semi-detached and terraced dwellings of varying design. The west side streetscene fronting London Road is characterised by different size front gardens which creates a staggered front building line with varied boundary treatments.

2 Planning History

01/52224/006 - Conservatory to rear., PERM,17/08/2001

91/52224/002 - First floor side extension with balcony to rear to provide granny annexe., REF,02/09/1991

91/52224/003 - Garage conversion and first floor extension, PERM,11/12/1991

92/52224/005 - Rear Dormer, PERM,26/11/1992

APP/16/00065 - Erection of 3No. 4 bed detached dwellings, with associated parking and carport for plot 3 and revised vehicular access onto London Road (approved 18/03/2016). Request to Discharge Conditions 8, 9, 10, 11 and 12 (04.05.2016)., PERM,18/03/2016

APP/21/00251 - Prior notification for single storey development extending 5.30 metres beyond the rear wall of the original dwelling, incorporating a maximum height of 4 metres and an eaves height of 2.80 metres., GPDC,15/04/2021

APP/23/00198 - Construction of a new boundary wall with gates., PERM,27/06/2023

APP/23/00738 - Roof alterations and hip to gable build up for the provision of accommodation in the roof and associated works., REF,11/01/2024

3 Proposal

The proposal comprises the erection of a timber double carport with pitched roof at the front garden of the property.

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)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Andrew Briggs

No comments received.

Councillor D Keast - Cowplain

No comments received.

Councillor Neil Bowdell - Cowplain

No comments received.

Hampshire Biodiversity Information Centre

Within 50m - Notable and protected species - Slow Worm

Officer Comment: The area of the car port has previously been hard surfaced and is used for parking. It is not anticipated that the proposal would impact protected species.

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	N/A

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) Parking matters

(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 works comprise the construction of a double carport to be located at the front area of the application site. The proposed carport would be constructed in oak timber cladding, oak posts with red multi facing bricks at the base of posts, matching the existing, and a gable pitched roof with slate effect tiles in grey colour deemed suitable for low pitched roofs. The proposed outbuilding would be approximately 6.5 metres in width, 6.6 metres in depth, approximately 2.8 metres eaves height and a total height of approximately 4.2 metres. The dimensions, design and materials are considered modest and appropriate for a double carport and would not be out of context of the main dwellinghouse and the character of the area.

7.4 Although the position of the carport is protruding beyond the existing building line, it is noted that the immediate streetscene west of London Road is characterised by a staggered building line due to various main residences being set back from the front boundaries. Furthermore, taking into account the existing 1.8 metres high front boundary brick wall coupled with hedging, it is deemed that the carport structure, with the discreet oak material, would be partially screened thus minimising the visual effect on the streetscene. Therefore, it is considered on balance, that the proposal would have minimal and acceptable impact on the streetscene and the character of the area.

It is noted that there are existing precedents of carport structures and front outbuildings within the area.

- 7.5 Overall, the design and appearance of the proposal are deemed appropriate in context to the main building and the character of the area and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the Havant Borough Local Plan (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

- 7.6 The neighbouring property at No.195 located at the north of the application site would be the closest to the proposed development. The carport would be at approximately 8.225 metres from the front elevation of the adjacent property and would have no side or rear windows. With consideration to the existing tall hedging forming the north side boundary, the low-pitched roof of the proposed carport, and its angled position vis-à-vis the front windows at the adjacent property, it is considered that the proposed carport would not result in harmful overshadowing, loss of daylight or loss of privacy thus would have limited and acceptable impact on the neighbouring property.
- 7.7 To the south side, the neighbouring property at No.191 is sited at approximately 9.3 metres from the proposed carport. Considering the separating distance and the scale of the proposal it is deemed that the proposed carport would not result in an adverse impact to this neighbouring property.
- 7.8 With consideration to the sitting of the neighbouring properties at the opposite side of the road and the rear of the application site, it is considered that these properties are located at a sufficient distance to avoid any adverse impact resulting from the proposal.
- 7.9 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking matters

- 7.10 Currently the property benefits from approximately 6 car parking spaces. The proposed carport would accommodate 2 car parking spaces within the site. With consideration to the position and the size of the proposed carport on the site, it is deemed that there would not be a loss of car parking spaces albeit an alteration of the general setting. Additionally, the proposed carport's internal dimensions are approximately 6 metres in width and 6.3 metres in depth thus concurring with the requirement of Havant Borough Parking Standards SPD and Policy DM13 of the Havant Borough Local Plan (Core Strategy) (2011).

8 Conclusion

- 8.1 The scale, siting and design of the proposed carport would have limited and acceptable impact on the neighbours, the character of the main dwellinghouse, the streetscene and the surrounding area. It is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00134, 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:

LR2024-PD101 EXISTING STREET VIEW, SITE, LOCATION, BLOCK
PLANS - Uploaded 20 February 2024

LR2024-PD102 PROPOSED SITE PLAN AND ELEVATIONS -
Uploaded 20 February 2024

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 and correspondence.

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.