
Site Address:	36 Westbourne Avenue, Emsworth, PO10 7QU		
Proposal:	Proposed car port in front garden.		
Application No:	APP/21/01336	Expiry Date:	18/01/2022
Applicant:	Mr M Lumb		
Agent:	Mr I Marshall	Case Officer:	Julie Terzoudis
	Mr I Marshall		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site relates to a large two-storey detached dwelling located at 36 Westbourne Avenue, within Emsworth. The site is served by a large gravel driveway forward of the dwelling, providing parking for approximately three vehicles.
- 1.2 The surrounding area is residential in character with houses of varying styles and designs. An established building line is defined within the street, with generous front setbacks from the public highway. The rear part of the site falls within Flood Zones 2 & 3.

2 Planning History

00/55424/000 - Single storey rear infill extension, and provision of new roof over existing extension, PERM,15/09/2000

APP/11/01120 - Demolition of existing conservatory and single storey rear extension. Construction of part two storey, part single storey rear extension incorporating roof lantern, and new first floor windows and covered walkway to southwest elevation., PERM,01/09/2011

APP/21/00295 - Proposed porch., PERM,01/07/2021

3 Proposal

- 3.1 The application seeks planning permission for the erection of a timber-framed carport forward of the dwelling, which would be located in the corner of the site against the northern (side) and western (front) boundaries.
- 3.2 The proposed eaves height of the carport structure would be 1.8m, with a maximum roof pitch height of 2.4m.

4 Policy Considerations

National Planning Policy Framework 2021
Planning Practice guidance 2016
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS15 (Flood and Coastal Erosion)

CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Submission Version Havant Local Plan

E1* (High quality design)

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 Julie Thain-Smith

No comments received.

Councillor Lulu Bowerman

No comments received.

Councillor R Kennett

No comments received.

Southern Gas Network

No comments 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: 4

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) Flood risk
- (v) Highways and parking

(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 structure would be located in the front garden and would therefore introduce built form forward of the existing building line. The introduction of built-form in this location would result in a significant change to the existing character of the street, which comprises of a continuous building line, with no significant structures forward.

7.4 As outlined in the Havant Borough Council Design SPD 2011, new development should follow the common building line which is defined by the immediate neighbours. Policy 5.21 of the Design Guide further stipulates that garages and carports should not project forward of the building line.

7.5 The planning assessment is site specific and assesses the merits of the development proposed in the context of the site. Despite the intentions of the design guidance, the proposed structure is relatively low in height and would appear as a timber-framed, lightweight, and open structure within the streetscene. Significant natural screening also exists along the northern and western elevations of the carport in the form of a 2.0m high mature hedge. The hedging would soften and screen the majority of the structure within the streetscene. It is also recognised that the site does not currently have any covered parking and would not have the ability to construct internal parking to the side or rear of the dwelling.

7.6 The proposed lightweight, open development, with the existing natural screening, is considered acceptable in this instance, as the visual harm to the character of the street and the immediate locality is nominal. To maintain the low level of visual harm introduced, a condition would be placed on the approval requiring the existing hedge to be maintained at its current height and to be replaced or replanted if it fails.

7.7 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, 2011). 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

- 7.8 The proposed structure is low in height and scale and would not introduce any overbearing impacts to the neighbouring properties at No. 38 and No. 34 Westbourne Avenue.
- 7.9 In addition, the proximity of the proposed structure, a minimum of 7.0m from the nearest neighbouring dwelling, coupled with the existing vegetation, would not introduce any overshadowing to either of the neighbouring occupiers.
- 7.10 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, 2011). It is noted no letters of objection were received with respect to the scheme.

(iv) Flood risk

- 7.11 The end of the rear garden falls within Flood Zones 2 & 3 as identified by the Environment Agency. The location of the proposed structure forward of the dwelling would be unaffected by the flood risk designation.

(v) Highways and parking

- 7.12 The proposed development would provide a single covered parking space on the existing gravelled driveway. There would be no loss of any existing on-site parking.

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/21/01336, 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:

Proposed Elevations and Plans Drw. No. 1 Rev B - received 31 January 2022
Location and Block Plan Drw. No. 2 - received 31 January 2022
Hedge Elevations Drw. No. 1 - received 14 December 2021

Reason: To ensure provision of a satisfactory development.

- 3 The existing mature hedging located on the northern and western front boundaries is to be maintained at the current height of 2.0m. If the hedging is removed without such consent or die or become severely damaged or seriously diseased within five years from the completion of the development hereby permitted, the hedging shall be replaced with plants of a similar size and species in the opinion of the Local Planning Authority.

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 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.