
Site Address:	20 Wedgwood Way, Waterlooville, PO8 8RW		
Proposal:	Installation of carport to side of property.		
Application No:	APP/21/01339	Expiry Date:	17/03/2022
Applicant:	Mr Morwood		
Agent:	Mr Marlin	Case Officer:	Joseph Toole
	123v PLC		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

20 Wedgwood Way, Waterlooville, is a detached two storey property located to the south side of Wedgwood Way within a cul-de-sac. The property comprises of red brickwork and red tile hanging. Vehicular access is from the private road off Wedgwood Way with parking to the front and side.

The property is located within a residential area with the properties within the cul-de-sac the same style and design.

There are a group of TPO trees to the south of the property. It is also located within Flood Zone 2.

2 Planning History

APP/14/00954 - Discharge of Condition No/s 2, 3, 4, 5, 6, 7,9,11 and 12 of Planning Permission APP/13/00576., PERM,10/10/2014

APP/15/00098 - Discharge of condition No16 of Planning Permission APP/13/00576., PERM,02/02/2015

APP/16/00762 - Crown reduce 1No. Oak (T3) by 2m and reduce width by 2m, within Group G1 subject to TPO 1776., UNK,

APP/16/00793 - Lateral crown reduce 1No. Oak (T3) by 1.5m to the western aspect only within Group G1, subject to TPO 1776., PERM,02/09/2016

3 Proposal

Installation of carport to side of 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

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS15 (Flood and Coastal Erosion)

CS16 (High Quality Design)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist Response 1

I have had a look at this one and the information provided isn't currently sufficient. There are ground surface changes as well as the car port addition. An arboricultural method statement and tree protection plan will need to be supplied from a qualified Arboricultural Consultant please.

Arboriculturalist Response 2

Provided the work is carried out in strict accordance with the Arboricultural Method Statement and Tree Protection Plan by Arbtech the trees should not be negatively affected by the proposed development.

Councillor David Jenner

No Comment.

Councillor E Shimbart - Hart Plain

No Comment.

Councillor P Bains - Hart Plain Ward

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Comment	Officer Comment
Soakaway needs to be adequate and not adjoining our property	The agent has confirmed the applicant builder's would build an adequate and sufficient soakaway.

Number of representations received: 1

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 and Drainage

(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 development would involve the installation of a carport to the side of the property. It would have a width of approximately 6.2 metres, a depth of approximately 9.9 metres with a flat roof having a height of approximately 3.5 metres.

7.4 The proposed carport would have white powder coated posts with a translucent glass roof. This is considered to be of an appropriate design.

7.5 The proposed carport would be partly visible from the street scene. Due to its position located to the back of a cul-de-sac it is not considered to have an adverse impact upon the character of the area thus deemed acceptable.

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 front the proposed carport is not considered to have a negative impact on any neighbouring properties.

7.8 On the south side the proposed carport would extend out towards the rear boundaries of No.15 and No.17 Pyrford Close. Due to the proposed carport's roof design and separation distance from the boundary it is not considered to impact the properties to the south.

7.9 To the rear due to the position of the carport it is not considered to have a negative impact on neighbouring properties.

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).

(iv) Trees

- 7.11 The Council's Arboriculturalist was consulted on the application and requested an Arboricultural Method Statement and tree protection plan to be supplied from a qualified Arboricultural Consultant. This was supplied by the applicant and the Council's Arboriculturalist raised no objection subject to accordance with the Arboricultural Method Statement and Tree Protection Plan. A condition to this effect has been added to the application.

(v) Flood Risk and Drainage

- 7.12 The application site is located within Flood Zone 2 and due to the car port's design, would not have an impact on flooding within area.
- 7.13 It has been confirmed that adequate and sufficient soakaway would be provided for the development, together with guttering. This is considered acceptable.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area, trees, flood risk, drainage and 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/21/01339

- 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

Plan Canopy Roof

Proposed East Elevation

Proposed North Elevation

Proposed South Elevation

Proposed West Elevation

Site Plan

Arboricultural Impact Assessment - ARBTECH AIA 01

Arboricultural Method Statement - ARBTECH AMS 01

Tree Constraints Plan - ARBTECH TCP 01
Tree Protection Plan - ARBTECH TPP 01
Tree Survey - TS 01
Drainage Information

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 development hereby approved shall be carried out in accordance with the Arboricultural Method Statement and Tree Protection Plan by Arbtech dated 15 February 2022 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the group of TPO trees to the south are retained and adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2021.