
Site Address:	22 Brent Court, Emsworth, PO10 7JA		
Proposal:	Single storey rear extension with parapet. Alterations to the side elevation. New car port.		
Application No:	APP/21/01286	Expiry Date:	02/02/2022
Applicant:	Mr & Mrs Elgood		
Agent:	Mr Davison	Case Officer:	Joseph Toole
	iDraw Limited		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

22 Brent Court, Emsworth, is a two storey detached property located to the north side of Brent Court. The property comprises brickwork and red roof tiles. Vehicular access is off Brent Court with parking to the side.

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

There is a Beech Tree which is subject to a TPO within the curtilage of the application site.

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

2 Planning History

00/52411/002 - Crown reduce by 25% a Beech tree (T2) subject to TPO 1280, PERM,16/08/2000
06/52411/003 - Application for crown reduction of 30% a Beech tree (T2) subject of TPO 1280., PERM,11/10/2006
95/52411/000 - Removal of branches to clear house of Beech tree (T2) covered by TPO 1280., PERM,
APP/10/00972 - Crown reduce by 20% 1No. Beech tree subject to TPO 1280. , PERM,08/03/2011
APP/14/01059 - Crown reduce 1No. Beech by 2m overall back to previous pruning points. Subject to TPO 1280., PERM,21/11/2014
APP/18/00403 - Crown reduce 1No. Beech tree height by 3m and laterals by 2m, subject to TPO 1280., PERM,29/05/2018

3 Proposal

Single storey rear extension with parapet. Alterations to the side elevation. New car port.

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)
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

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

Arboriculturalist, Havant Borough Council (1)

A Beech tree subject to a TPO stands immediately adjacent to where the proposed car port is to be located. In order for this application to be valid an AIA, AMS and TPP should have been provided. The reason for this is to demonstrate how the car port can be erected without detriment to the Beech. Until this is received I am unable to comment further. Thank you

Arboriculturalist, Havant Borough Council (2)

I have no objection and the method statement must be complied with.

Councillor Julie Thain-Smith

No Comment.

Councillor Lulu Bowerman

No Comment.

Councillor R Kennett

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.

Number of representations received: 1

Comment	Officer Comment
Supports Application	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) Trees

(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 a single storey rear extension following the removal of the existing conservatory. It would be used as an extended lounge space with a width of approximately 8.3 metres, a depth of approximately 2.4 metres with a flat roof with two rooflights having a height of approximately 3 metres. There would be revised fenestration on the south side of the property. Furthermore, a car port would be constructed in front of the existing garage with a height of approximately 2.8 metres.

7.4 The proposed rear extension would have brickwork to match the existing property with a stone capping parapet with a concealed flat roof. The proposed car port would have timber posts and joists infilled with plexiglass. These works are considered to be inkeeping with the context of the main dwellinghouse.

7.5 Part of the proposed works would be visible from the street scene. Due to its modest scale it is considered 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 conserve the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.7 To the front the proposed car port would be visible. This is not considered to have a negative impact on any of the surrounding properties.

7.8 On the south side there would be a new door and window on the ground floor of the property. This would face out their driveway and No.21 Brent Court's driveway. This is

not considered to cause any form of harmful overlooking. The proposed car port would go along the shared boundary however due to its size and design it is not considered to have an adverse impact on No.21. The proposed rear extension would be screened by the existing garage therefore not considered to appear overbearing or result in the harmful loss of light to the neighbouring property.

- 7.9 On the north side the proposed car port would be screened by the existing property therefore not considered to have any impact. The proposed rear extension would be screened by the existing hedging and fencing on this side therefore not considered to appear overbearing or result in the harmful loss of light to No.23 Brent Court.
- 7.10 To the rear there would be bi-folding doors within the proposed rear extension facing the rear garden. Due to the existing screening on all sides it is not considered to cause any form of harmful overlooking.
- 7.11 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.

(iv) Trees

- 7.12 The Council's Arboriculturalist commented on the application requesting for an AIA, AMS and TPP. The applicant's agent provided a Arboricultural Method Statement in which the Council's Arboriculturalist raised no objection. A condition for the Method Statement to be complied with has been conditioned to the application.

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/21/01286

- 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 Plans and Elevations - 20.309.101

REV B
Planning Statement
Tree Method Statement

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 proposed development approved shall be carried out in accordance with the Method Statement set out in the email dated 28th January 2022 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the beech tree adjacent to the carport is 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 2018.