
Site Address:	67 New Brighton Road, Emsworth, PO10 7QR		
Proposal:	Car port for 2No. cars.		
Application No:	APP/21/00681	Expiry Date:	06/08/2021
Applicant:	Mr & Mrs Burnie		
Agent:	Mr J Bessant	Case Officer:	Joseph Toole
	JB Architecture		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

67 New Brighton Road, Emsworth, is located to the west side of New Brighton Road. The application site is a two storey semi detached property comprising brickwork with cream detailing and concrete roof tiles. Vehicular access is from New Brighton Road with parking to the front and side.

The property is located within a residential area with surrounding properties of same design. The property is a building of local interest. There is a oak tree to the front of No.65 New Brighton Road.

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

92/57373/000 - Proposed replacement detached garage., PERM,
APP/16/00736 - Single storey rear extension (approved 17.8.16). Discharge of
Condition No. 3 (15.9.16), PERM, 17/08/2016
APP/17/00526 - Application for Non-material amendment of Planning Permission
APP/16/00736 relating to windows., PERM, 15/06/2017

3 Proposal

Car port for 2No. cars.

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)

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)

There is an Oak tree in the neighbouring property within close proximity to the proposed car port however no arboricultural report has been supplied with the application. To ensure roots are not detrimentally affected an Arboricultural Impact Assessment and Method Statement is required please before I can comment further.

Arboriculturalist, Havant Borough Council (2)

Following the receipt of the arb information I have no objection to the proposal providing the work is carried out in accordance with the method statement.

Conservation Officer

The application site is a flint brick, Edwardian style, large semi-detached property dating from the 1890's. It has had several alterations since its construction and is not eligible for statutory listing but is locally listed. It is not located within a conservation area.

Assessment

The proposal would comprise the erection of a wooden double car port located at the front of the property. The heritage asset in this instance would not be harmed and as such, no objection is raised on heritage grounds.

Conclusion – No Objection

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: 6

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 and Conservation 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 the erection of a car port for 2 cars to the front of the property. The proposed car port would have a width of approximately 6.3 metres, a depth of approximately 5.7 metres with a pitched roof having a maximum height of approximately 3.5 metres.

7.4 The proposed carport would have oak timber frame posts with slate roof tiles to match the main house. This is considered to be of high quality design and deemed to be inkeeping with the context of the main house and character of the area.

7.5 Part of the proposed carport would be visible from the street scene. According to the Havant Borough Design Guide SPD front garages are not encouraged however due to its high quality design and existing boundary treatment it is considered, on balance, not to have an adverse impact upon the character of the area. As mentioned above the property is a building of local interest. The Council's Conservation Officer was consulted on this application and raised no objection stating the heritage asset in this instance would not be harmed and as such, no objection is raised on heritage grounds.

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 of the property part of the proposed carport would be screened by the existing boundary wall and planting in the form of hedging and trees. This planting is considered to grow overtime to provide additional screening. It is not considered to have an adverse impact on any of the surrounding properties to the front.
- 7.8 To the south side part of the proposed carport would be partially screened by the existing 1.8 metre high fencing along the shared boundary with No.65 New Brighton Road. Due to its proposed roof design and 1 metre off the fencing it is not considered to appear overbearing or result in the harmful loss of light to the occupiers of No.65 New Brighton Road.
- 7.9 To the north side the proposed carport would be away from the shared boundary with No.69 New Brighton Road and screened by the existing trees. Thus it is not considered to appear overbearing or result in the harmful loss of light to the occupiers of No.69 New Brighton Road.
- 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Trees

- 7.11 There is a large oak tree to the front of No.65 New Brighton Road near where the proposed carport would be located. The Council's Arboriculturalist originally commented on the application requesting an Arboricultural Impact Assessment and Method Statement to ensure roots are not detrimentally affected. This was provided and the Council's Arboriculturalist raised no objection subject to a condition for the proposal to be carried out in accordance with the method statement. A condition to this affect has been recommended.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours, the existing building and locality and from a tree perspective 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/21/00681

- 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 and Block Plan 01
Proposed Layout, Floor Plan and Elevations 02 A
Arboricultural Drawings 01
Arboricultural Implications Assessment

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 accord with the Arboricultural Impact Assessment/Statement (Gifford Tree Service) unless otherwise agreed by the Local Planning Authority.

Reason: To ensure that Oak tree at No.65 New Brighton Road 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 CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.