
Site Address:	44 Warblington Road, Emsworth, PO10 7HQ		
Proposal:	Erection of attached car port to north west side of house.		
Application No:	APP/15/00610	Expiry Date:	31/07/2015
Applicant:	Mrs Batty	Team:	Team 2
Agent:	Mr Smith	Case Officer:	Tina Pickup
	PWP Architects		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is the last dwelling on the south side of Warblington Road before a gap comprising a garden with mature trees of a substantial detached dwelling in Curlew Close. The site lies opposite Clovelly Road and therefore is in a prominent position providing the focal point from that road. The area is characterised by relatively large detached dwellings set in modest plots of traditional brick and tiled visual appearance.

No 44 is a substantial detached red brick dwelling with a central first floor tile hanging panel, beneath a fully hipped plain tiled roof. The property includes a small gable projection at its northern end, and an integral garage at its southern. It is currently undergoing extensions and alterations recently permitted under APP/15/00298 which materially alter the external finish of the dwelling through the use of modern materials of vertical cementitious cladding; windows replaced with grey upvc and a glass entrance canopy.

2 Planning History

91/56186/001 - two storey extension to rear PP 17/6/91

APP/15/00298 - two storey extension to front & extension to integral garage Permitted 29/04/15

3 Proposal

The proposal is to add a car port to the side of the existing integral garage - this would comprise a hipped roof with flat element supported on 3 timber posts - these span a boundary wall that divides the front & rear garden to also create a log store on the garden side.

4 Policy Considerations

National Planning Policy Framework

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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

The Borough Design Guide SPD, Dec 2011

and Residential Parking and Cycle Provision SPD, March 2010

5 Statutory and Non Statutory Consultations

County Archaeologist -The site is located around 30 metres to the west of an Area of high Archaeological Importance (AHAP); a settlement site dating from the Saxon period that has been discovered via a series of archaeological investigations within Emsworth. Prehistoric and Roman material has also been recorded during development at 47 Warblington Road 100 metres to the west of the site. Although the site is therefore in an area of good archaeological potential, the small scale of the ground works associated with the proposed development means that I would not raise an archaeological issue in this instance.

Development Engineer - Highways - no adverse comment to this application

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

Summary:

Comment:

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) Impact upon the streetscene
- (iii) Impact upon residential amenity
- (iv) Highways - parking and access

- (i) Principle of development

The application site is situated within an urban area where further development is

considered acceptable subject to the usual development control criteria.

(ii) Impact upon the streetscene

The design of the hipped roof follows that of the existing roof above the garage and continues the use of modern materials recently approved under APP/15/00298. Sufficient space is retained to the south western boundary to maintain the spacious setting and character of the road. In street scene terms the design is visually appropriate.

(iii) Impact upon residential amenity

None - there is a substantial wedge of 'woodland/garden' immediately to the south west and the car port will have no impact on any neighbour.

(iv) Highways - parking and access

The property will remain a 4 bedroom dwelling and as such 3 on site parking spaces are required - this car port provides an additional covered space and 3 spaces can adequately be provided on site.

8 Conclusion

The proposed car port is considered visually acceptable and has no detrimental effect on neighbouring amenity. It is therefore recommended to grant permission.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00610

(A)

(B) subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external materials to be used shall be as stated in the current application or otherwise shall match in type, colour and texture those on the existing building.
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 2012.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location & Block Plans Drawing No 1100 rev B
Site Layout Drawing No 1101 rev A
Existing Elevations Drawing No 1300
Proposed Elevations Drawing No 1301 rev B
Proposed and Existing Roof Plans Drawing No 1202 rev B
Existing Ground and First Floor Plans Drawing No 1200
Proposed Floor Plans Drawing No 1201 rev F

Reason: - To ensure provision of a satisfactory development.