

DELEGATED OFFICER REPORT

PROPOSAL	Proposed car port to side elevation.
LOCATION:	5A Fifth Avenue, Havant, PO9 2PL
REFERENCE NO:	APP/25/00846
APPLICANT:	Mr Mark Harvey
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	10/12/2025
APPLICATION EXPIRY DATE:	09/01/2026
WARD:	St Faiths
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 5A Fifth Avenue is detached chalet bungalow to the south side of Fifth Avenue. The property is well set back from the street behind an approximately 19.4m long driveway that includes an area of hardstanding within the site frontage and continues along the west boundary to a patio behind the main dwelling. There are approximately 1.5m high double gates securing the rear half of the driveway and the private garden. To the west boundary there is approximately 1.8m high mature hedging and there is some further screen planting to the front boundary behind an approximately 1m high brick wall. To the east boundary there is 1.5m high close-boarded fencing, rising in height to 1.8m beyond the front of the house. The main dwelling is finished in red brick and cream render with black uPVC fenestration under a plain tile roof.
- 1.2 The area immediately surrounding the application site is residential and is characterised by one and two storey dwellings within generous plots and set back behind relatively open frontages with a distinctive building line.

2. Planning History

APP/12/01285. Single storey extension following demolition of existing conservatory. PERMIT 01 February 2013.

01/65012/001. Alterations and extensions to roof including raising of ridge height and incorporating single storey extension to front and rear (providing barn hipped gables). Provision of 2 dormers to East elevation, 2 Velux windows to West elevation and new triple casement flush fitting windows to new gables to front (North) elevation and rear (South) elevation. PERMIT 09 September 2001.

3. Proposal

Proposed car port to side elevation.

Officer Comment

The proposals originally included a double car port that would have been located substantially forward of the building line. As there is no precedent for similar outbuildings within Fifth Avenue the applicant subsequently revised the design to include the side car port only.

4. Policy Considerations

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the Planning Considerations section of the report.

Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016
Chichester Harbour Management Plan 2024-2025
Havant Borough Council and Chichester District Council Joint SPD - Chichester Harbour Area of Outstanding Natural Beauty

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)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: N/A
Conservation Area: N/A

5. Statutory and Non Statutory Consultations

Arboriculturalist/Tree Officer

No comments.

Officer Comment

The application was reviewed with the Council's Tree Officer and it was concluded that trees adjacent to the front boundary would not be considered a constraint to development.

Councillor Daniel Berwick

No comments received.

Councillor Gillian Harris

No comments received.

Councillor Philippa Gray

No comments received.

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6. **Publicity and 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: 10

Number of site notices: N/A

Statutory advertisement: N/A

Number of representations received:

Comment	Officer Comment
No comments received.	

Material planning considerations are addressed in Section 7.

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) Parking provision
- (v) Biodiversity Net Gain (BNG)

(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 proposal is for a car port to the west side of the host dwelling that would provide covered parking for two vehicles. An existing side facing porch canopy and gates to the driveway would be removed to facilitate the proposals and a new high-level rooflight to the west roof slope would be installed to bring natural light to the entrance hall.

7.4 The proposed carport would be approximately 3.5m in width, including the overhang of the roof eaves and 15.5m in length, running along the side of the host dwelling and set back from the road by approximately 16.3m. It would have a small, pitched roof with a ridge height of approximately 3.3m dropping to approximately 2.8m at the eaves. The car port would be constructed using timber or timber-effect posts with a plain tile roof to match that of the host dwelling. A garage style door is proposed approximately 6.2m back from the front of the car port, just beyond the entrance door to the host dwelling to

provide secure access to the private rear garden. Historic plans from approved application 01/65012/001 indicate that the host dwelling originally had an attached side garage with a tabletop roof and an outbuilding behind, set approximately level with the front of the house and extending back some 11.9m. Noting that the proposed car port would be in a similar location and of a similar scale to the original garage, and would be well set back and modest in appearance, the proposal is considered to be acceptable.

- 7.5 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

- 7.6 No.5 Fifth Avenue to the west of the site is a detached bungalow. The two properties are set approximately 5.4m apart and are separated by a substantial boundary hedge. The posts of the proposed carport would be inset approximately 0.15m from the hedge such that they would maintain a distance of approximately 2m to the side wall of No.5. Whilst No.5 has three side facing windows, the outlook from these is largely obscured by the existing hedge, and when 25 degree overshadowing was tested the proposals were found to fall within the shadow line created by the existing dwelling. Given that the proposals would be similar in terms of impact to the original garage that was previously demolished, the impact to No.5 is considered to be limited and acceptable.
- 7.7 To the east of the site is No.7 Fifth Avenue, which is a two storey detached dwelling. Following the removal of a double car port from the proposal, the proposed works would be located to the east of the host dwelling and would not be visible from this property. The impact to No.7 is therefore considered to be minimal.
- 7.8 To the south and rear of the site are Nos.2A and 4 Hallett Road. No.2A is a detached bungalow with a garden that wraps around behind No.2 so that this property does not border the application site. No.4 is a two storey dwelling that is part of semi-detached pair with No.2. The rear garden of these properties area at least 48m long so that the proposals would be over 90m from any windows to habitable rooms. The impact to these properties is therefore considered to be negligible. There are no other immediately adjacent properties.
- 7.9 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy 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) Parking provision

- 7.10 The proposals seek to provide covered parking and would not reduce the existing provision on site.

(v) Biodiversity Net Gain (BNG)

- 7.11 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

8 **Conclusions**

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9. **RECOMMENDATION:**

That the Development Manager be authorised to **GRANT PERMISSION** for application APP/25/00846 subject to the following conditions:

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:

Location Plan P12345-RFT-ZZ-XX-DR-A-0100 Rev. 01
Proposed Block Plan P12345-RFT-ZZ-ZZ-DR-A-0103 Rev. P01
Proposed Plans P12345-RFT-ZZ-ZZ-DR-A-0201 Rev. P02
Proposed Elevations P12345-RFT-ZZ-ZZ-DR-A-0301 Rev. P03
Visualisation P12345-RFT-00-XX-VS-A-3002 Rev. 01

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.

Informatives:

- 1 In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:
- Offering a pre-application advice service, and

- Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- You were updated about issues after the initial site visit.