

Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
<input type="text" value="475047"/>	<input type="text" value="106901"/>

Description

Applicant Details

Name/Company

Title

Mrs

First name

Jo

Surname

Head

Company Name

Plan A Head Garden Design

Address

Address line 1

25 Stubbington Lane

Address line 2

Address line 3

Town/City

Fareham

County

Hampshire

Country

England

Postcode

PO14 2PP

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

My client is looking to build a timber framed carport on the front of their property for the undercover parking of two cars. The carport will also have an additional shed built into it for storage. The driveway will also need to be extended to allow for easy manoeuvre of vehicles on site into the carport and onto the highway.

Currently my client has a tarmac driveway which doesn't allow for the turning of vehicles and hence has to reverse along a narrow driveway of approx 100m in length. Parking of anymore than 2 cars on the drive at once requires that one be moved before another can exit.

The property has 2 x Hornbeam trees within the front garden which both have TPO on them. The Arborculturist department of Havant Borough Council and subsequently an Arboricultural Consultant have visited the site to provide their recommendations and Method Statement to the project. These reports are provided within the attached documentation and comments are generally favourable towards the development of the project under certain build conditions.

It is an additional concern that during leaf drop season the quantity of leaves dispersed from these two trees could create damage to the cars.

Whilst the property does have an intergrated garage, my client is looking to create a separate annex for aging parents within this part of the house. There is a precedent already set for doing this within the road at Number 5 (photo attached)

Overall creating a new parking area will make access on and off the property a much easier proposal and provide a covered area that protects the cars. My client has already shown due diligence towards the upkeep of the trees on his property submitting the necessary documentation provided to get permission to prune. They are committed towards the long term maintenance of the trees and wish to mitigate any potential damage to them.

Has the work already been started without consent?

- ☐ Yes
- ☒ No

Materials

Does the proposed development require any materials to be used externally?

- ☒ Yes
- ☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

n/a

Proposed materials and finishes:

Timber framework and cladding

Type:

Roof

Existing materials and finishes:

n/a

Proposed materials and finishes:

Felt roof with guttering all round feeding into water butt

Type:

Vehicle access and hard standing

Existing materials and finishes:

Tarmac drive

Proposed materials and finishes:

Permeable block paving to replace existing footprint of tarmac drive. Additional hardstanding to utilise Geogrid and gravel supporting a no dig method of construction

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

JH01 Existing Layout

JH02 Proposed Layout

BJH Arboricultural Method Statement

BJH 01-02

BJH 03-04

BJH Example of Construction Methods

JH03 Photos of No 4 Silvertrees

JH04 Visualization of Car Port

JH05 Jamie Gargett pre planning email

JH06 Photos of No 5 Silvertrees

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

☒ Yes

☐ No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

BJH 01-02

Document drawn up by Bernie Harverson Arboricultural Consultant

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☒ Yes

☐ No

If Yes, please show on the plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings

BJH 03-04

Document drawn up by Bernie Harverson Arboricultural Consultant

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes

☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes

☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

☐ Yes

☒ No

Parking

Will the proposed works affect existing car parking arrangements?

☒ Yes

☐ No

If Yes, please describe:

The whole application is based on the need to improve the car parking and the ability to safely and easily manoeuvre vehicles on the site.

Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

☒ It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☐ Yes
☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

GEN/26/00067

Date (must be pre-application submission)

16/02/2026

Details of the pre-application advice received

'The key issues identified at pre-application stage in relation to this development are:

Impact to trees

The enquiry mentions that the Council's Tree Officer has been previously consulted and that there are substantial tree constraints from the two TPO Birch Trees. Based on the plan provided, the proposal would incur significantly into the Root Protection Area of T2. Should an application be submitted, it is recommended that it be accompanied by an Arboricultural Method Statement and Tree Protection Plan so that the Tree Officer can make a full assessment.

Impact upon the character and appearance of the area

The documents provided indicate an approximately 8m long by 5.4m outbuilding with a timber frame and timber cladding under a low-pitched hipped roof. Any future application should be accompanied by existing and proposed plans to an appropriate scale so that the height and relationship to nearby properties can be fully considered.

There is a strong precedent within the street for double garages located forward of main dwellings and the set back nature of the site would result in the proposed carport remaining behind the building line. However, noting previous comments from the tree officer and the general scale of similar outbuildings in the street, it may be preferable for the design of the carport to be reduced in length to be more in keeping with similar outbuildings in the area and further away from T2.

Other matters relevant to consideration of the proposal are:

Impact upon residential amenity

Noting that the proposal would be at single storey only and would not appear to be close to any habitable windows it is likely that the proposal would have a limited impact on nearby properties.

Parking provision

The proposals would potentially increase the existing parking provision within the site. It would be helpful to have further information regarding the existing parking arrangements and details of how vehicles would manoeuvre around the site.

Biodiversity Net Gain (BNG)

Householder applications are exempt from the requirements relating to Biodiversity Net Gain.

Conclusion

Based on the information provided, the proposal is likely to be acceptable in principle, subject to full details of the size and appearance of the outbuilding and information regarding potential impact to trees being provided. '

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☐ Yes
- ☒ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☒ Yes
- ☐ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner/Agricultural Tenant:
***** REDACTED *****

House name:

Number:
3

Suffix:

Address line 1:
Silvertrees

Address Line 2:

Town/City:
Emsworth

Postcode:
PO10 7ST

Date notice served (DD/MM/YYYY):
10/04/2026

Person Family Name:

Declaration Date

12/04/2026

☒ Declaration made

Declaration

I/We hereby apply for Householder planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Jo Head

Date

13/04/2026

Amendments Summary

As per email sent 10/04/26 to planaheadgardens@gmail.com requiring further information regarding Planning Application Reference: APP/26/00219 4 Silvertrees, Emsworth, PO10 7ST
Changes have been made to Location plan and Certificate B filled out.
Other information requested has been sent via return email to Planning Services