

Development Management Department
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Contact: Patrick Barry

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Dear Sir/Madam

**Re. 4 Harbour Reach House, Cornflower Meadow, Long Copse Lane,
Emsworth PO10 7FR - Erection of Detached Double Bay Open-Sided Carport**

Please accept this letter in support of the accompanying planning application for the erection of a detached double-bay open-sided carport.

Submitted documents:

- Location Plan – Drawing 2133a L01
- Existing Site Layout – Drawing 2133b-01
- Proposed Site Layout – Drawing 2133b-02
- Double Carport– Drawing 2133b-03a
- Arboricultural Implications Assessment and Method Statement (Ref: 251719 – AIA)

The Proposal

The proposal comprises a detached open-sided double carport positioned within the existing parking area. The building adopts traditional detailing including stained oak-effect posts, weatherboarding and slate roofing and remains ancillary to the host dwelling.

Prevailing Character and Context

The proposal reflects an established pattern of ancillary garage and carport structures within Long Copse Lane and Cornflower Meadow. Recent permissions at Nos. 44 and 54 Long Copse Lane demonstrate that detached ancillary parking structures can be accommodated without harm to local character (Refs. APP/17/00472 and APP/23/00065).

Technical and Environmental Considerations

The submitted Arboricultural Implications Assessment (Ref: 251719 – AIA) confirms that the proposal will not have a detrimental impact on existing trees located on the site boundary.

- Limited pruning of a single tree (T1) under arboricultural supervision.
- Development impacts are limited to activities within RPAs (T1 and T2).
- Existing aggregate surfacing is retained beneath the structure.
- Excavations for upright posts will be undertaken manually.
- Roots greater than 25mm diameter should be retained where feasible.
- Existing and temporary tree protection measures will be implemented.

The AIA concludes that, provided the methodology is followed, no significant arboricultural impacts are anticipated.

Planning Policy Assessment

The proposal accords with the National Planning Policy Framework (NPPF); Havant Borough Core Strategy Policy CS16; and Havant Borough Design Guide SPD.

The development remains subservient to the host dwelling, protects neighbouring amenity, retains landscape character and responds positively to local context.

Conclusion

The proposal represents a modest and subservient addition to the property. It replicates similar additions to properties on Long Copse Lane and as such it is in keeping with the general character of the streetscene.

The proposal does not impact on the amenity of neighbouring properties.

The only relevant environmental consideration relates to the potential impact on existing trees. In this respect the proposal preserves existing trees and follows the recommendations of the Arboricultural Method Statement.

On this basis we respectfully request that planning permission be granted.

Yours faithfully,

Patrick Barry
Director