

DELEGATED OFFICER REPORT

PROPOSAL	Erection of a double carport with integrated storage and associated landscaping works.
LOCATION:	4 Silvertrees, Emsworth, PO10 7ST
REFERENCE NO:	APP/26/00219
APPLICANT:	Mrs Jo Head
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	07/05/2026
APPLICATION EXPIRY DATE:	08/06/2026
WARD:	Emsworth
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 4 Silvertrees is a detached two-storey dwelling located at the eastern end of Silvertrees and accessed via a shared driveway, which also serves Nos. 3 and 5. The driveway curves so that the property is not visible within the street scene. The dwelling is finished in brick and hung tiles under a plain tile hipped roof which catslides at the front over an integrated garage. The applicant has confirmed that, at the time of making the application, the garage has not been converted and forms part of the existing parking provision. There are two TPO Hornbeam trees within the front garden area, which has been laid to lawn along the side boundaries with a driveway cutting across from the site entrance in the south-west corner to the garage. There is 1.8m high close-boarded fencing boundaries to the boundaries, with mature hedge planting in front of the fencing to the south and west of the driveway.
- 1.2 The area immediately surrounding the site is residential and comprised predominantly of large, detached dwellings. There is no set rhythm of development and the building line is not clearly defined.

2. Planning History

[Planning Application - APP/11/00213](#)

Crown reduce by approximately 2.5m (30%) 2No. Hornbeam trees subject to TPO 1083. PERMIT 07/06/2011.

[Planning Application - APP/15/00783](#)

Crown reduce 2No. Hornbeams (T10,T11) by 3M, back to previous pruning points, subject to TPO 1083. PERMIT 16/09/2015.

[Planning Application - APP/18/01065](#)

Proposed single storey side and rear extensions; new dormer to front and two dormers to rear, roof light to northern roof slope to provide accommodation within roof space. PERMIT 11/01/2019.

[Planning Application - APP/21/00036](#)

Crown reduce overall 1No. Hornbeam (T1) by 3m back to previous pruning points.
Crown reduce in height 1No. Hornbeam (T2) by 3m and laterals by 2m back to previous pruning points. Both trees subject to TPO 1083. PERMIT 08/03/2021

[Planning Application - APP/26/00179](#)

2No Hornbeam (T1, T2) crown reduce overall by 2 metres to previous pruning points, leaving a height of 5 metres by 3.5 metres width. Trees subject to TPO. PERMIT 09/04/2026.

3. Proposal

Erection of a double carport with integrated storage and associated landscaping works.

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

[Havant Borough Local Plan \(Core Strategy\) March 2011](#)

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS16 (High Quality Design)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

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](#)

D1 (General Design Policy)

Listed Building Grade: N/A

Conservation Area: N/A

5. Statutory and Non Statutory Consultations

Arboriculturalist/Tree Officer

The Submitted documents are of a high standard in terms of practicability and if followed will ensure that damage to the TPO trees is unlikely to occur.

I raise no objection.

If you are minded to permit the application please attach the following condition:

The development hereby permitted shall only be carried out in accordance with the *Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan by Bernie Harverson.*

Reason: To protect the health of adjacent trees in accordance with policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

Officer Comment

A condition has been added in line with the above recommendation.

Emsworth Residents Forum

No comments received.

Councillor Reuben Mychalecky

No comments received.

Councillor Grainne Rason

No comments received.

Councillor Charles Robert

No comments received.

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:

Number of site notices: 1

Publicity Type	Publicity Details	Start Date	End Date	Reasons
Site Notice		20/04/2026	12/05/2026	Involves works to tree(s) covered by a Tree Preservation Order

Statutory advertisement: N/A

Number of representations received: 0

Comments	Officer Comments
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) Impact to trees
- (vi) 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 comprised of a timber outbuilding providing a double bay carport and storage shed, located in the north-west corner of the site, set away from the boundary fence by approximately 0.4m. The outbuilding would be 8m in length and 5.4m in width and would have a low pitched hip to crown roof. The applicant initially provided a 3D visualisation of the proposal and confirmed in writing that the eaves height would be 1.9m and the maximum height to the ridge would be 2.5m. The agent has subsequently provided dimensioned elevations to more clearly indicate the overall scale and design. The outbuilding would be timber framed and timber clad with a mineral felt roof. The size of the driveway would be increased by approximately 54m², however the proposed plans indicate that this would be in gravel over a Geocell system and would therefore be permeable. As such the additional driveway area would fall under Class F Permitted Development and is not further considered here.

7.4 Whilst the proposal would be situated forward of the main dwelling, the layout of the site and surrounding dwellings is such that it would not be forward of the main building line or visible from the public realm. Moreover, there is an established precedent within the street for garage buildings to be located to the front or side of the dwellings in a similar manner, which can be seen at Nos. 1, 3, and 5 Silvertrees. The proposal, whilst relatively long in plan, would be modest in overall height, clearly subservient in scale to the host dwelling, and appropriate to the overall size of the plot and is therefore 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 The application site has a number of immediate neighbours, however it is noted that Nos. 31 and 33 Westbourne Avenue and Nos. 2a and 3 Wickor Close are all located to the east of the host dwelling and have no views of the proposal. The impact to these properties would therefore be negligible.

- 7.7 Nos. 4 and 5 Wickor Close lie to the north with their rear gardens facing the application site. Both properties are bungalows and would be at least 19m from the proposed outbuilding. Considering the comparatively low height of the proposal and its distance from Nos. 4 and 5 the impact to these properties is considered to be minimal.
- 7.8 To the west is No.3 Silverdale Drive, which is set at an angle so that its rear elevation faces north-west. Whilst a small amount of the roof would be visible over the existing close-boarded boundary fencing, due to the modest scale of the development the impact to No.3 would be limited and acceptable.
- 7.9 No.5 Silverdale Drive lies to the south and the layout of the shared driveway is such that the proposed outbuilding would be visible from the front parking area of this property. However, it is noted that this relationship would be similar to that between the host dwelling and No.5's detached garage and that the proposal would not directly impact any windows or amenity space. The impact to this property is therefore considered to be limited and acceptable.
- 7.10 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

- 7.11 The proposal would increase parking provision by extending the existing hardstanding and providing two additional covered spaces no loss of existing parking is anticipated and the proposal would therefore accord with the requirements specified in the Havant Borough Council Parking SPD (2016) and in accordance with Policy DM13.

(v) Impact to trees

- 7.12 The Council's Arboriculturist was consulted and has confirmed that the submitted Tree Constraints Plan, and Arboricultural Method Statement satisfactorily demonstrate that the proposals would accord with Policy DM8 of the HBLP (Core Strategy). It is recommended that a condition be included to ensure the proposed works are carried out in line with these documents.

(vi) Biodiversity Net Gain (BNG)

- 7.13 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.
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9. RECOMMENDATION:

That the Interim Head of Planning be authorised to **GRANT PERMISSION** for application APP/26/00219 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
Proposed Front Garden Layout Plan JH/01
Plan and Visualisation of Proposed Car Port
Elevations by Plan Ahead received 15 June 2026
Tree Constraints Plan 01/02
Tree Protection Plan BJH 03/04
Arboricultural Method Statement 1459.bjh.Mar26
Email received 13 April 2026

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 permitted shall only be carried out in accordance with the submitted Arboricultural Method Statement 1459.bjh.Mar26 and Tree Protection Plan BJH 03/04 and to British Standard BS5837: 2012 (Trees in relation to design, demolition and construction - Recommendations).

Reason: To protect the health of adjacent trees in accordance with policies CS16 and DM8 of the Havant Borough 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 sought and were provided with pre-application advice,
- Your application was acceptable as submitted and no further assistance was required.