

# Representation objecting to householder planning application

---

APP/26/00 539

Planning Portal reference: PP-15 069 839

Application site: 9 Cornflower Meadow, Emsworth, PO10 7FR

Consultation deadline: 24 August 2026

## Representation

I am the owner/occupier of [REDACTED]. I object to the proposal in its present form, principally to the detached double garage/car barn. I do not object on the basis of a claimed right to retain a private view. My concerns are the planning effects of the siting, scale, massing and enclosure of the proposed building, its effect on the character and openness of this edge of the development, and its relationship with important protected trees.

### 1. Scale, massing, materials and local character

The proposed garage is a substantial detached two-vehicle building positioned in a currently open part of Plot 9. The submitted garage drawing specifies slate roof tiles, timber cladding and timber doors/windows. In contrast, the original Metis Homes working drawings for [REDACTED] [REDACTED]. The established development therefore has a coherent domestic architectural language which should be given proper weight when considering a new freestanding building in this prominent location.

The Emsworth Neighbourhood Plan forms part of the statutory Development Plan for this area and is therefore directly relevant to the determination of this application. Policy D2 (Height, Mass & Materials) states that all new buildings should enhance the character of the area and be appropriate in height, mass and materials. I therefore ask the Council to assess not merely whether the proposed materials are individually acceptable, but whether the overall form, enclosure and visual mass of this particular double garage are appropriate to this small development and its rural edge.

There is also an existing developer-built two-car carport elsewhere within [REDACTED]. It provides a useful local comparator: a substantial tiled roof is supported on a visually permeable timber structure, retaining openness below eaves level. I do not suggest that every ancillary building must copy that carport; rather, it demonstrates that covered two-car accommodation can be achieved within this development with materially less enclosure and visual bulk.

### 2. Erosion of the open character at the edge of the development

From [REDACTED] the present north-eastern outlook has a clear visual sequence from the residential development and parking area, across an open grassed area and post-and-rail boundary, to mature field-edge trees and vegetation beyond. The proposed detached garage would insert a sizeable enclosed building into that presently open foreground. The concern is therefore not the loss of a private panorama, but the change in the character and degree of built enclosure at an unusually open edge of the estate.

I ask the case officer to consider whether the proposal, by reason of its siting, footprint, roof mass and enclosed elevations, would unduly suburbanise or build up this transition between the residential development and the mature landscape edge, and whether a less enclosing form or alternative siting could meet the applicant's functional needs with materially less harm.

### 3. Relationship with protected mature oaks

The applicant's Arboricultural Method Statement confirms that the relevant oaks are off-site TPO trees. T1 is a category A1 Pedunculate Oak, approximately 18 m high, with a calculated radial root protection zone of 10.8 m and root protection area of 366 m<sup>2</sup>. The report records the proposed detached car barn only 5 m from T1 and states that T1 and T2 can be retained only subject to mitigation measures. It calculates that the combined car barn and side-extension overlap within T1's root protection area is 33 m<sup>2</sup> (9%).

The same report recommends seeking approval for lateral crown-spread reduction of the off-site protected oaks to reduce overhang and shading of the garden. This raises a wider long-term relationship issue: whether placing a substantial new ancillary building and associated use this close to the protected field-edge trees creates or intensifies foreseeable pressure for repeated crown reduction or other intervention.

I respectfully request that the Council's arboricultural/tree officer specifically considers: (a) the acceptability of the proposed RPA incursions and specialist foundation solution; (b) whether the garage creates a sustainable long-term spatial relationship with T1/T2; and (c) whether foreseeable pressure for pruning of protected trees is an indication that the proposed siting is too constrained.

### 4. Effect on the outlook and amenity of [REDACTED]

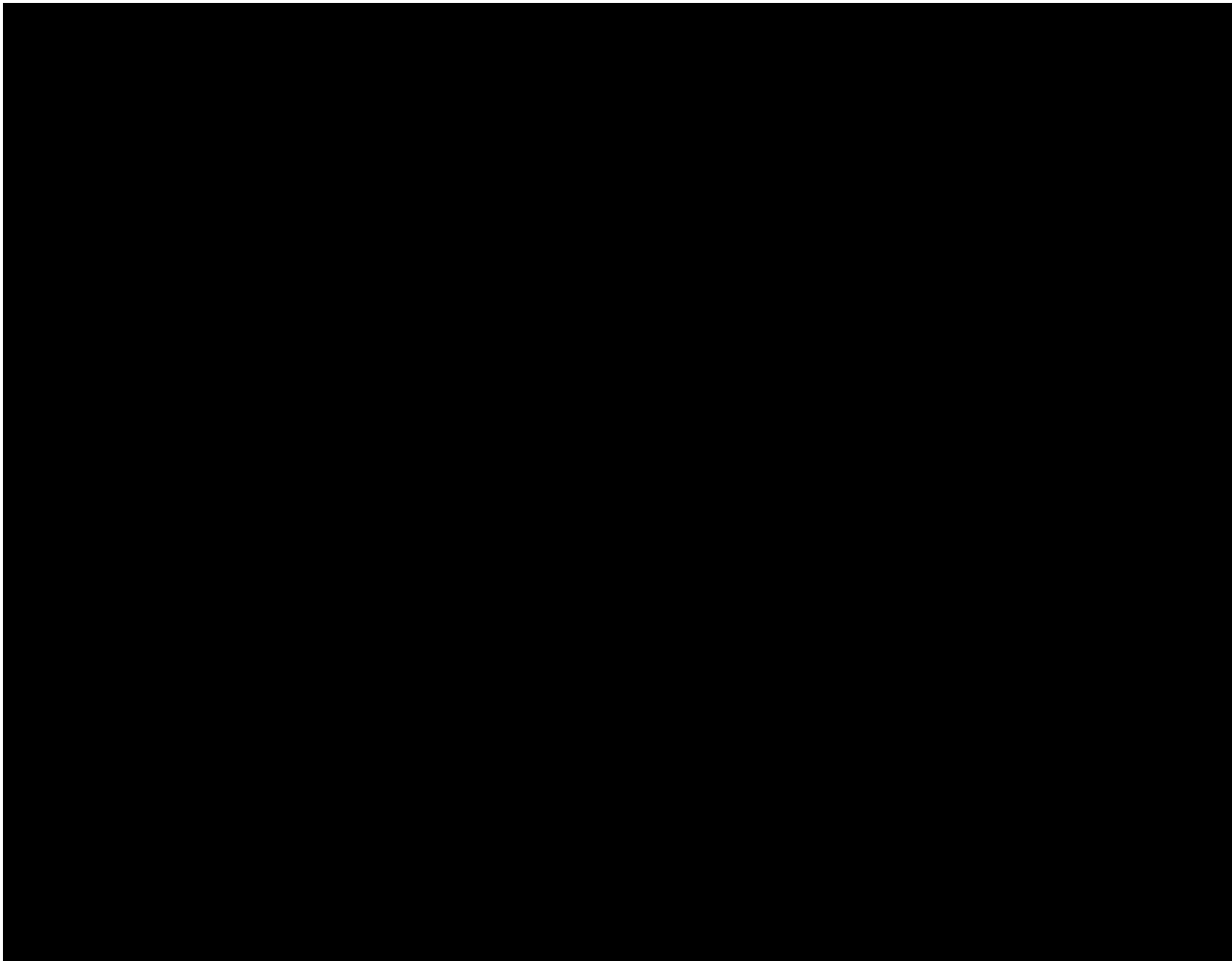
The enclosed [REDACTED] show the existing [REDACTED]. The proposed garage would materially increase the amount of built form in that outlook, particularly at ground-floor level. I ask the Council to consider this as an effect on outlook and neighbouring amenity, rather than as a claim to ownership of a view.

### 5. Requested outcome

For the reasons above, I respectfully request that planning permission be refused in its present form insofar as it includes the proposed detached double garage/car barn. If the Council considers covered parking acceptable in principle, I ask that the applicant be invited to reconsider the siting and/or use a substantially less enclosing and less visually dominant design, with a demonstrably sustainable relationship to the protected trees.

I would also welcome a site visit by the case officer, and arboricultural input before determination, because the relationship between the proposed garage, the open edge and the mature oaks is much easier to appreciate on site than from the application drawings alone.

Photographic evidence



[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]