DELEGATED OFFICER REPORT

APPLICATION REFERENCE: APP/26/00306

APPLICATION TYPE: Full Planning Permission

PROPOSAL: Detached two bay car port

SITE ADDRESS: 49 Warblington Road, Emsworth, PO10 7HG

AGENT DETAILS: SJM Planning
APPLICANT DETAILS: Mr M Robertson

CASE OFFICER: Denise Sheath

TARGET DATE FOR DECISION: 08 July 2026

RECOMMENDATION: **GRANT PERMISSION**

1 Site Description

49 Warblington Road, Emsworth is a traditionally designed detached chalet style two storey dwelling within a generously sized plot located at the north east corner of the junction of Warblington Road with Kings Road. The site benefits from established boundary treatments comprising hedging and trees to the front (south) and west side, panel fencing to the east side and hedging to the rear (north). The area is predominantly characterised by residential development of similar density and character and varying designs.

2 Planning History

APP/12/00738 - Two storey side extension incorporating integral garage. – Permit - 28 August 2012

3 Proposal

Detached two bay car port

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, August 2026, the Development Plan, and all other material planning considerations identified in the Planning Considerations section of the report.

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

National Planning Policy Framework

DM3: Determining development proposals
DM6: Use of planning conditions and obligations
N1: Identifying environmental opportunities and safeguards
S3 - Presumption in favour of sustainable development
S4 - Principle of development within settlements

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)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_D1 (General Design Policy)
ENP_D2 (Height, Mass and Materials)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Tree Officer:

I have reviewed the submitted Arboricultural Impact Assessment and Method Statement.

The proposal would result in the removal of T06, G07 and T08, all identified as Category C trees/shrubs of low arboricultural and amenity value, together with limited pruning works to retained Category B trees T05 and G09. The development encroaches into the RPAs of T05 and G09; however, the extent of incursion is relatively minor and is proposed to be mitigated through no-dig piled foundations and no-dig permeable surfacing, supported by arboricultural supervision and monitoring - I raise no objection.

If permission is approved, please add the following condition:

The development hereby permitted shall only be carried out in accordance with the Arboricultural Method Statement and Tree Protection Plan by Flow Tree Consultancy. ***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.*

6 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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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) Biodiversity Net Gain (BNG)
(v) Human Rights Act
(vi) Equalities and Diversities

(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 seeks permission for the erection of a timber two-bay carport. The proposed carport would be located within the south-western corner of the application site. It would measure approximately 6.6 metres in width and 5.6 metres in depth, with eaves height of approximately 2.6 metres and a maximum ridge height of 4.5 metres. Owing to its corner location, the proposed carport would be partially visible from the street scenes of both Warblington Road and Kings Road. However, its timber construction would appear sympathetic to the character of the site and would blend with the existing natural screening.

7.4 The application site is enclosed by boundary treatments comprising mature hedging and trees, which would further assist in screening the development from public views.It is also noted that a number of properties within the Warblington Road street scene benefit from garage and outbuilding structures positioned within their frontages. As such, the principle of this type of domestic development is already established within the locality. Consequently, the proposal would not appear out of keeping with the prevailing character and appearance of the surrounding area.

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 Due to the siting of the proposed development and its separation distances from surrounding neighbouring properties, the proposal would not appear overbearing and would not result in an unacceptable loss of light, outlook, or privacy. Any impacts on nearby neighbouring residential amenity would be minimal and are considered acceptable.

7.7 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) Biodiversity Net Gain (BNG)

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

(iv) Human Rights Act

79 The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests, the Development Plan and Central Government Guidance.

(v) Equalities and Diversities

7.10 This planning application has had due regard to Section 149 of the Equality Act with regard to the Public Sector Equality Duty and it has been concluded that the application does not cause discrimination on the grounds of gender, race and disability.

8 Conclusion

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 Head of Planning & Growth be authorised to **GRANT PERMISSION** for application APP/26/00306 subject to the following conditions

1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2 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.

3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Arboricultural Method Statement and Impact Assessment and Tree Protection Plan – Submitted 27 August 2026

Planning Statement – Submitted 06 May 2026
Block and Location Plan – Submitted 06 May 2026
Proposed Plans – Drawing No. 2600245C – Submitted 18 May 2026

Reason: To ensure provision of a satisfactory development.

4 The development hereby permitted shall only be carried out in accordance with the Arboricultural Method Statement and Tree Protection Plan by Flow Tree Consultancy.

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:

In accordance with Policy DM3 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:

- Your application was acceptable following receipt of additional information, and no further assistance was required.