

DELEGATED OFFICER REPORT

PROPOSAL	Erection of open-sided double carport. Associated tree works subject to TPO 2086 identified as T1 and T2 on the AIA.
LOCATION:	Harbour Reach House, 4 Cornflower Meadow, Emsworth, PO10 7FR.
REFERENCE NO:	APP/26/00397
APPLICANT:	Mr Charles Inigo-Jones
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	16/07/2026
APPLICATION EXPIRY DATE:	17/08/2026 (Agreed EOT 18/09/26)
WARD:	Emsworth
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 The site at No.4 Cornflower Meadow contains a modern detached two-storey dwelling located to the north-west corner of a small close of modern detached and semi-detached houses on Cornflower Meadow. The shared driveway, which also serves 7 other properties, is accessed from a small county road of Long Copse Lane to the north of the site. The driveway is immediately to the west of the access and is located behind the front boundary, containing sparse bushes and older trees, which partially obscures views of the site and property from the adjacent road. All of this close were built without garaging but with only off-road parking spaces on their driveways. The dwelling is finished in brick and hung tiles under a blue/grey slated roof. There are two TPO trees, one Turkey Oak (T2) and one ordinary Oak (T1) within the front garden area, which has been laid to gravelled driveway, planted borders and lawn.
- 1.2 The area immediately surrounding the site is residential and comprised predominantly of large, detached dwellings. However, the close is also at the very north-eastern corner of the built-up area, and to the north and east are open fields and countryside, with mature trees and hedgerows. There is no set rhythm of development at this point.

2. Planning History

APP/24/00406 - 1 No Oak (T9, T1 on the sketch plan) crown reduction of limbs overhanging 4 Cornflower, back to previous pruning points (approx 3m). Removal of a lower limbs projecting North and East. (See red line cut plan) 1 No Oak (T8L, T2 on the sketch plan) trim a small number of lower branches overhanging the guttering of the house. Reduce branches up to a height of 6m by 3m on the north and north-east projection. (See red line cut plan) 1 No Oak (T10, T3 on the sketch plan) remove three broken lower branches on the northern/north-east aspect of the property up to a height of 4 metres. (See red line cut plan) Trees subject to TPO 2086, Conditional Approval 09/08/2024.

3. **Proposal**

The proposal is for the erection of open-sided double carport to the front of the site, with associated tree works, which are subject to TPO 2086, identified as T1 and T2 on the AIA.

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
Chichester Harbour Management Plan 2024-2025
Havant Borough Council and Chichester District Council Joint SPD - Chichester Harbour Area of Outstanding Natural Beauty

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**

Arboricultural/Tree Officer

Thank you for this consultation on what appears to be a simple timber constructed car port.

The Arb information is to a standard that is fit for purpose and if followed is likely to prevent any significant impact to the trees. The potential removal of a large limb is considered reasonable in this instance and unlikely to negatively impact on the public amenity offered or the health of the tree.

If permission is given, 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 EcoUrban and authored by Barrie Draper.

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.

Southern Water

They comment as follows:

Development Site is not within Southern Water's Water Supply Area

The development site is not located within Southern Water's statutory area for water supply services. Please contact Portsmouth Water, who are the relevant statutory undertaker.

Southern Water has **no objections** to this proposal.

Please note, surface water should not be disposed of into a public foul sewer and must comply with the Hierarchy of H3 of the Building Regulations. For more details, refer to the Drainage and Waste Disposal: Approved Document H on the GOV.UK website.

Any new connections to the public sewerage system will require a New Sewer Connection application (also known as a Section 106) to be submitted and approved by Southern Water.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119)

Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk

Officer comment: Although the initial Southern Water consultation comment had requested a pre-commencement protection condition be attached to a positive decision for this proposal, due to a sewer pipe running adjacent the western boundary of the site. However, the applicant already had a pre-application enquiry with Southern Water, who agreed that they had no objections to the proposal. Southern Water then submitted different advice from what was discussed with the Applicant (shown in the sentence above) and this has now been corrected and superseded by the present no objection comment received on 8th July 2026 from Southern Water.

Ecology

HBIC has noted that the site is within 50m of a recorded Notable and Protected Species area, namely Soprano Pipistrelle Bat Roost (at No.54 Long Copse Lane) and other bat species in flight area. Due to this the Ecology was consulted. They commented that: the proposal would be unlikely to result in issues to the recorded bat roost - it's a small proposal and would not affect any habitat used by bat species. No further information required on ecological matters.

Emsworth Residents Forum

No comments received

Councillor Charles Robert

No comments received.

Councillor Grainne Rason

No comments received.

Councillor Reuben Mychaleckyi

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: 8

Number of site notices: 1

Statutory advertisement: N/A

Number of representations received: 0

Comment	Officer Comment
No comments have been received	N/A

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) Drainage Protection
- (vii) Ecology
- (viii) 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 an open timber outbuilding providing a double bay carport, located in the north-west corner of the site, set away from the front boundary fence by approximately 2m. The outbuilding would be 5.8m in length and 5m in width, 25m² in area and would have a low-pitched roof, with Suffolk half hips. The construction would be of Oak timber frames and timber clad in the gable ends, under a covering of grey slates. The driveway would be as existing, which has been laid to grey gravel and would be permeable for drainage purposes.

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 building line, especially with the position of the neighbouring garage at No.54 Long Copse Lane. 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 also seen at Nos. 52, 50 and 48 Long Copse Lane. The proposal would be modest in overall size and height, clearly subservient in scale to the host dwelling, and with the use of materials, be appropriate to the overall size of the plot and is therefore considered to be acceptable. This would also be similar in design and location to the proposal application at No.1 Cornflower Meadow (APP/26/00400).

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 closest neighbouring property is No. 54 Long Copse Lane, located to the west of the application site. This neighbouring site has a substantial pitch roof garage outbuilding on its north-eastern front garden, directly adjacent to the site of this carport proposal. The neighbour's house is located further to the south on their large garden plot and would not be impacted by the proposal, due its location, modest size and scale.

7.7 No other neighbouring properties would be adversely affected, having regard to their separation distances. It is also noted that no letters of objection have been received in respect of the scheme.

7.8 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

7.9 The proposal would not result in the loss of existing parking and 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

7.10 The Council's Arboriculturist was consulted and has confirmed that the submitted Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan by EcoUrban satisfactorily demonstrate that the proposal 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) Drainage Protection

- 7.11 Southern Water was consulted over the proposal. They advised that there is a sewer running across the western boundary side of the front garden and site, near to the rear elevation of the proposal. The initial Southern Water consultation comment had requested a pre-commencement protection condition be attached to a positive decision for this proposal. However, the applicant already had a pre-application enquiry with Southern Water, who agreed that they had no objections to the proposal. Southern Water then submitted different advice from what was discussed with the Applicant (and this has now been corrected and superseded by the present no objection comment received on 8th July 2026 from Southern Water. Therefore, it is considered that there are no drainage assets objection with regards to this proposal.

(vii) Ecology

- 7.12 The application site is located within 50m of records for notable and protected species, including a Soprano Pipistrelle bat roost at No. 54 Long Copse Lane, Corky-fruited Water-dropwort, flying bats and Linnets. However, the works would be at single-storey level and would comprise an open timber structure within an established domestic garden. The Ecology Officer was consulted and confirmed that the proposal would be unlikely to affect the recorded bat roost or any habitat used by bat species, and that no further ecological information is required. In light of this, officers consider that unacceptable impacts on protected species are unlikely, and the proposal accords with Policy DM8 of the Havant Borough Local Plan (Core Strategy 2011)

(viii) 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 proposal is acceptable in design terms and would relate appropriately to its surrounding context. It would not result in significant adverse impacts on neighbouring amenity, protected trees, the streetscene, protected species or foul drainage assets. The proposal therefore accords with Policies CS11, CS16, DM8, DM13 and ENP-D1 and is recommended for approval.
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9. RECOMMENDATION:

That the **HEAD OF PLANNING & GROWTH** be authorised to **GRANT PERMISSION** for application APP/26/00397 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 2133b-L01.
Proposed Site Layout Plan 2133b-02.
Proposed Elevations and Plan 2133b-03a.

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 Impact Assessment, Arboricultural Method Statement and Tree Protection Plan by EcoUrban, Report Ref 251719 - AIA, dated 22 May 2026 and authored by Barrie Draper.

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 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 as submitted and no further assistance was required.