

DELEGATED OFFICER REPORT

PROPOSAL	Erection of an open-sided double carport and store.
LOCATION:	1 Cornflower Meadow, Emsworth, PO10 7FR.
REFERENCE NO:	APP/26/00400
APPLICANT:	Mr John Savage
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	19/08/2026
APPLICATION EXPIRY DATE:	19/08/2026 (Agreed EOT 18/09/26)
WARD:	Emsworth
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 The site at No.1 Cornflower Meadow contains a modern semi-detached two-storey dwelling located to the north-eastern corner of a small close of modern detached and semi-detached houses on Cornflower Meadow. The shared driveway/access, 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 to the east of the access and is located behind the front boundary, containing 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 Oak trees, (TPO 2086, identified as T4 and T5 on the AIA). These are 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/24/00940 - 1No. Oak (T1) Crown raise to 4m on the eastern sector and reduce south south-west limb by 2.5m to pruning point. Leaving a height of 50ft by 40ft width. 1No. Oak (T2) Prune eastern overhanging limb by 3m to pruning point in line with boundary. Leaving a height of 40ft height by 40ft width. Subject to TPO 2086, Conditional Approval 02/01/2025.

APP/24/00593 - Erection of open sided car shade, approximate dimensions 6x3 metres and installation of a new external kitchen door, Withdrawn 08/08/2024.

APP/24/00365 - 2No Oak (T2 and T3) reduction of limbs below 10 metres of height by up to 2 metres. Maximum pruning wound of 100mm. Trees subject to TPO 2086, Conditional Approval 09/08/2024.

3. Proposal

The proposal is for the erection of an open-sided double carport and store.

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

I have reviewed the submitted arboricultural information, including the Arboricultural Implications Assessment and Method Statement prepared by Barrie Draper.

The proposal involves the construction of two (double) car barn within areas of existing hardstanding and no tree removals are proposed.

Subject to strict adherence to the submitted Arboricultural Method Statement and Tree Protection Plan, the development is considered capable of being undertaken without resulting in unacceptable harm to retained trees.

Notwithstanding the above, tree T5 is identified as exhibiting signs of decline and basal decay, and the report recommends further investigation. This investigation should be undertaken prior to commencement of development and any recommendations arising implemented accordingly.

<p>Therefore, I raise no arboricultural objection to the proposal subject to a condition requiring:</p> <p>The development hereby permitted shall only be carried out in accordance with the Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan by Barrie Draper.</p> <p>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.</p> <p>Subject to the above, the proposal is considered broadly compliant with the principles of BS5837:2012.</p>
<p>Ecology HBIC has noted that the site is within 50m of records for Notable and Protected Species, namely Soprano Pipistrelle Bat Roost (at No.54 Long Copse Lane), Corky-fruited Water-dropwort and flying bats of various sorts and Linnets. Due to this the Ecology Officer was consulted.</p> <p>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.</p>
<p>Emsworth Residents Forum No comments received</p>
<p>Councillor Charles Robert No comments received.</p>
<p>Councillor Grainne Rason No comments received.</p>
<p>Councillor Reuben Mychaleckyi No comments received.</p>

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: 6

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) Ecology
- (vii) 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 and storage shed, located in the north-east corner of the site, set away from the front boundary fence by approximately 10.8m. The outbuilding would be 6.6m in length and 5.15m in width, 30m² in area and would have a low-pitched roof. The construction would be of Oak timber frames and timber clad in the gable ends and secure store area, under a covering of grey slates. The size of the driveway would remain 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. 54, 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.4 Cornflower Meadow (APP/26/00397).

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. 2 Cornflower Meadow, attached to the host dwelling to the west of the application site. The proposal would be located forward of the front elevation of the host and neighbouring property, however, due to its siting and its single storey design, there would be no loss of light or outlook to this neighbouring property. Furthermore, the proposal is modest in height, size and scale, being mostly open structure and occupies a similar position, north of the host house within the front garden, to the dwelling at No.4 Cornflower Meadow and its western neighbour's garage/outbuilding structure at No.54 Long Copse Lane. It is set back over approximately 9 metres from the northern boundary adjoining the lane and is further screened by the existing bushes and mature trees. Given its siting, scale and boundary treatment, the carport and store would have no detrimental impact on the outlook, privacy and general amenity of No. 2 Cornflower Meadow.
- 7.7 Further to the west is No.3, a similar but detached modern house within this residential close. However, the proposed structure is over 19m away and would have no significant visual or amenity impact to this nearby neighbouring property. No other neighbouring properties would be adversely affected, having regard to their separation distances and the corner position of the site. 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 parking provision for the dwelling, 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

- 7.10 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 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) Ecology

- 7.11 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)

(vii) Biodiversity Net Gain (BNG)

- 7.12 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 or protected species. The proposal therefore accords with Policies CS11, CS16, DM8, DM13 and ENP-D1 and is recommended for approval.

9. RECOMMENDATION:

That the **HEAD OF PLANNING & GROWTH** be authorised to **GRANT PERMISSION** for application APP/26/00400 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 2133a-L01.

Proposed Site Layout Plan 2133a-02b.

Proposed Car Barn & Store Elevations Plan 2133a-03c.

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.