

DELEGATED OFFICER REPORT

PROPOSAL	To construct a single storey side extension and a double garage.
LOCATION:	9 Cornflower Meadow, Emsworth, PO10 7FR.
REFERENCE NO:	APP/26/00539
APPLICANT:	Mr & Mrs Jones
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	24/08/2026
APPLICATION EXPIRY DATE:	22/09/2026 (Agreed EOT 23/10/26)
WARD:	Emsworth
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 The site at No.9 Cornflower Meadow contains a modern semi-detached two-storey dwelling located to the south-eastern corner of a small close of modern detached and semi-detached houses on Cornflower Meadow. The shared driveway/access, which also serves 8 other properties, is accessed from a small county road off Long Copse Lane to the north of the site. The site is located behind the front northern positioned houses, which 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, some of which have recently gained permission for timber carports/open double garaging. The dwelling is finished in brick and hung tiles under a blue/grey slated roof. There are four TPO Oak trees, (TPO 2086, identified as T1 to T4 on the AIA). These are just outside of the eastern side garden area, which has been laid to gravelled driveway from block pavers, 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/24/00451 - 2 No.Oak (T1-T2 on the sketch plan) crown raise Western branches to give ground clearance of 5 metres. Trees subject to TPO 2086, Conditional Approval 09/08/2024.

3. Proposal

The proposal is for the construction a single storey side extension and a double garage.

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
D2 – Height, Mass & Materials

National Planning Framework 2026

DM3: Determining Development Proposals
DM6: Use of Planning Conditions and Obligations
S3: Presumption in favour of sustainable development
S4: Principle of development within settlements

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 comprising the AMS, TPP and supporting screw pile methodology details.

The proposed development encroaches into the Root Protection Areas of adjacent retained oak trees identified as T1 and T2.

The submitted Arboricultural Impact Assessment recognises this constraint and proposes mitigation through the use of piled/screw pile foundations, suspended construction, protective fencing, ground protection and arboricultural supervision.

Whilst the supporting foundation details are illustrative in nature and not site-specific engineering designs, the proposed methodology is consistent with accepted arboricultural practice and is, in principle, capable of reducing impacts on retained roots to an acceptable level.

<p>Subject to the implementation of the submitted tree protection measures and arboricultural method statement, I consider that the proposal is capable of proceeding without causing significant harm to the long-term health, stability or amenity value of the retained trees.</p> <p>No Arb objection If permission is given, please attach the following condition:</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 Bernie Harverson.</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>Ecology HBIC has noted that the site is within 50m Notable and Protected Species area, namely Soprano Pipistrelle Bat Roost, many bats in flight including Barbastelle, Corky-fruited Water-dropwort. Due to this the Ecology was consulted.</p> <p>They commented that: Having carried out my own non-exhaustive desk-based assessment using the application documents, online sources, and GIS mapping, I am content that this proposal would be unlikely to result in ecological impacts. No further information is required.</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: 7

Number of site notices: 1

Statutory advertisement: N/A

Number of representations received: 3, There was 1 objection to the proposal, 1 Support and 1 Neutral.

Comment	Officer Comment
<ul style="list-style-type: none"> No objection to the house extension or reasonable covered parking. Object to the detached double garage because of its design, scale and impact on the open setting and effect on outlook, view and amenity. 	<p>The side extension/garage is considered in the report below.</p> <p>Other carports/garage have either been constructed on this estate or has been given permission recently. Views are not a material concern of planning. The other points are considered in the report below.</p>
<ul style="list-style-type: none"> Prefer an open-sided carport, similar to No. 5. 	<p>This is considered in the report below.</p>
<ul style="list-style-type: none"> Consider compliance with Policy D2. 	<p>This is considered in the report below.</p>
<ul style="list-style-type: none"> Assess the impact on protected oaks T1 and T2, including T1's 10.8 m root protection area and the proposed 5 m separation. 	<p>Havant BC's Tree Officer was consulted, they had no objection subject to condition and this is considered in the report below.</p>
<ul style="list-style-type: none"> Arrange a site visit and tree-officer review. 	<p>Tree Officer and Case Officer have both visited the site and have considered the proposal.</p>
<ul style="list-style-type: none"> Protect the private road, limit working hours and keep vehicles in agreed parking areas. 	<p>A condition for limiting working time is only considered for larger development sites, rather than this householder proposal. The submitted plans already show the location of parking on site. This is considered in the report below.</p>

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 in two parts, firstly, it is comprised of a timber boarded outbuilding providing a double bay garage and storage shed, located in the north-eastern corner of the site, set away from the side boundary fence by approximately 2.5m and rear garden boundary fence to the north by approximately 2.1m. The outbuilding would be 5.8m in length and 5.8m in width, 33m² in area and would have a low-pitched pyramidal roof. The construction would be of 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 the same as existing, which has been laid to grey brick pavers and would be permeable for drainage purposes.
- 7.4 The second part is for a single storey pitched roof extension to the eastern side elevation of the host dwelling. This would measure approximately 5m in length by 6m in width, to height to eaves of 2.5m and overall height to ridge of 4.9m. It would be recessed from the front elevation by approximately 200mm. The roof would contain one rooflight, on the southern roofslope. It would be constructed of red brick walls, under a blue/grey slated roof, with white uPVC double glazed windows and aluminium (white finished) rear patio bi-fold doors, which either match or are sympathetic to the materials used in the existing building. The extension would contain a new kitchen with coffee area, the existing diner/kitchen would be re-modelled to a new dining area and separate utility room.
- 7.5 Whilst the garage part proposal would be situated forward of the main dwelling, there is however, an established precedent within the street for garage/carport buildings to be located to the front or side of the dwellings in a similar manner, which can be seen at Nos. 54, 52, 50 and 48 Long Copse Lane. Furthermore, similar structures have been permitted at the front of No.s 1 and 4 Cornflower Meadow, on the Cornflower Meadows estate. The existing 2 parking spaces would remain, with an additional 2 more located within the garage area. Although the structure would be enclosed with doors, however, this is similar to a much larger front positioned garaging at nearby neighbour at No.54 Long Copse Lane and is considered not to significantly impact upon character and amenity than the other existing or proposed structures within this area to warrant refusal. The proposal would be modest in overall size and height (slightly smaller than the other structures mentioned in this report), is clearly subservient in scale to the host dwelling, and with the use of softer timber materials, be appropriate to the overall size of the plot and nearby carport/garage structures and is therefore considered to be acceptable.
- 7.6 The extension part of the proposal would be of a single storey, with a lower pitched roof, which reduces the bulk/mass of the extension, on the side of the host dwelling. It would be located towards the south-eastern edge of this small residential estate. It would be constructed in materials to match or are sympathetic to the host dwelling and would be recessed back from the front elevation by 200mm. As such the proposed side extension would not appear unduly prominent in the context of the host dwelling or within the street scene and is considered to be acceptable.
- 7.7 The design and appearance overall of the proposal is deemed appropriate in context to the main building and site and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) and D1 and D2 of ENP. 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

- 7.8 There has been three representations received for this application, one for support of the scheme, one objection on the grounds of: garage's design, scale and impact on the open setting and effect on outlook and amenity; needs to comply with ENP Policy D2; Impact on TPO'd trees T1 and T2; and arrange Site visit for Case and Tree Officers. There is also one neutral representation, saying that they had no objection to the side extension but prefer open-sided carport similar to No.5 and limit working hours and agreed parking areas. The paragraphs below will consider this objection. Design and scale have already been considered above in paragraphs 7.3, 7.5 and 7.7. The TPO trees and structure have also been considered in paragraph 7.13.
- 7.9 The closest neighbouring property is No. 8 Cornflower Meadow, attached to the host dwelling to the west of the application site. The garage part of the proposal would be located forward of the front elevation of the host and neighbouring property, however, this garage building has no significant windows or opening facing the site to the west and is single storey in height and therefore, there would be no loss of light or outlook for this neighbouring property. The proposed garage is also modest in height, size and scale, being a slightly smaller structure than other existing or permitted within the estate. It also occupies a similar position, north of the host house within the front garden, similar to that at No.5 Cornflower Meadow (to the west) and to its northern neighbour garage/outbuilding structure at No.54 Long Copse Lane. The side extension is located on the eastern elevation of the host dwelling and is located away from this attached neighbour at No.8. It would be single storey It is set well away from the western boundary of the neighbour at No.8 and is further screened by the existing house on site. Given its siting, scale and boundary treatment, the side extension would have no detrimental impact on the outlook, privacy and general amenity of No. 8 Cornflower Meadow. There was also concerns expressed, regarding the impact to their views from the garage part of the proposal, however, the right to a view is not a material concern of planning and therefore cannot be considered in this report.
- 7.10 Further to the North is No.4, a similar semi-detached modern house within this residential close with a recently permitted open garage structure. However, the proposed garage would be over 15m away and side extension would be over 23m to the south of their rear elevation. With a 1.8m high timber boundary fence in between and that No.4 house and site is higher on the plot/hillside than the site, and it is considered that it would be un-likely to have any 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. ****
- 7.11 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

- 7.12 The proposal would increase parking provision by providing two additional covered spaces with little loss of existing parking 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

- 7.13 The Council's Arboriculturist was consulted and has confirmed that the submitted Arboricultural Impact Assessment, Arboricultural Method Statement, and supporting screw pile methodology details and Tree Protection Plan by Bernie Harverson, Report Ref 1479.bjh.July26, satisfactorily demonstrates 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

- 7.14 The application site has been located to be within 50m of Notable and Protected Species – Soprano Pipistrelle Bat Roost, with bats including Barbastelle bats and with Corky-fruited Water-dropwort. However, the works would primarily be at single storey level, the garage being a timber structure and extension at single storey to the existing side of the host dwelling, which is proposed and within an established domestic garden/site. The Ecology Officer was consulted, and they commented that *'Having carried out my own non-exhaustive desk-based assessment using the application documents, online sources, and GIS mapping I am content that this proposal would be unlikely to result in ecological impacts'*. In light of this, officers consider that unacceptable impacts to protected bat and plant species are considered unlikely, and this proposal is considered to accord with Policy DM8 of the Havant Borough Local Plan (Core Strategy 2011) and is considered acceptable in this regard.

(vii) Biodiversity Net Gain (BNG)

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

8 Conclusions

- 8.1 The proposal is considered to be acceptable in design terms and would relate appropriately with its surrounding context. The proposal would not result in any significant adverse impacts on the amenity of neighbouring occupiers, or protected trees, no significant visual impacts to the streetscene and no impact to protected species. The proposal would therefore meet the requirements of Policies CS11, CS16, DM8 and DM13 & ENP-D1 and D2 and is recommended for approval.

9. RECOMMENDATION:

That the **HEAD OF PLANNING AND GROWTH** be authorised to **GRANT PERMISSION** for application APP/26/00539 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:

Site and Location Plan, Proposed Garage PL.997.26-01 Rev A.
Proposed Elevations Plan PL.997.26-05 Rev B.
Proposed Floor Plan PL.997.26-04 Rev A.

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 Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan by Bernie Harverson, Report Ref 1479.bjh.July26, received 22/07/2026.

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 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.