

## Planning Statement

2 Frome Road, West End, Southampton, SO18 3LJ

- Planning Application for the construction of a timber car port  
with associated landscaping -

On behalf of Mr Barnes and his family

Planning Statement dated: 10/10/2024

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### Planning Application

This is a householder planning application to construct a timber car port to the front of 2 Frome Road, West End, Southampton. The application is accompanied by detailed site plans, elevations and arboricultural tree protection statement.

The site is located within the built-up area, on the western side of Frome Road. The house is positioned in a small cul-de-sac of three link-detached properties. The site is located within a very suburban area.



The application relates to the family dwelling situated at the end of the cul-de-sac with a large front garden lying to the east. The cul-de-sac sits behind a large evergreen leylandii hedge and dead hedging (an upright structure constructed of woody cuttings woven between vertical stakes) which fronts the roundabout junction with Townhill Way, Frome Road and Torridge Gardens. This means there is no visibility from the main road into this parcel of land, even during winter months.

Along the northern boundary of the property are three oak trees protected by Tree Preservation Orders (TPO reference 351-E). Two are located to the front of the property and one within the rear garden.

In terms of planning history, there was a previous application (T/11/69663) in 2010 to remove one of the oak trees sought by a resident in Dart Road, but this was not considered justified at the time.

A series of tree works associated with on-going management of the trees was consented in 2012 (reference T/12/70628) and more recently in 2023 (reference T/23/95906) which allowed a crown reduction and removal / pruning out of all damaged limbs and branches. These works have been carried out in accordance with these consents and the British Standard for Tree Works BS3998:2010.

It is well documented that the oak trees are causing issues to the residents of no.2 Frome Road and Torridge Gardens, and the two tree canopies at the front are over parking areas. This application seeks to address some of the issues they are causing. Also at present, when the cars are parked, one of the cars always gets blocked in.





## The Proposal

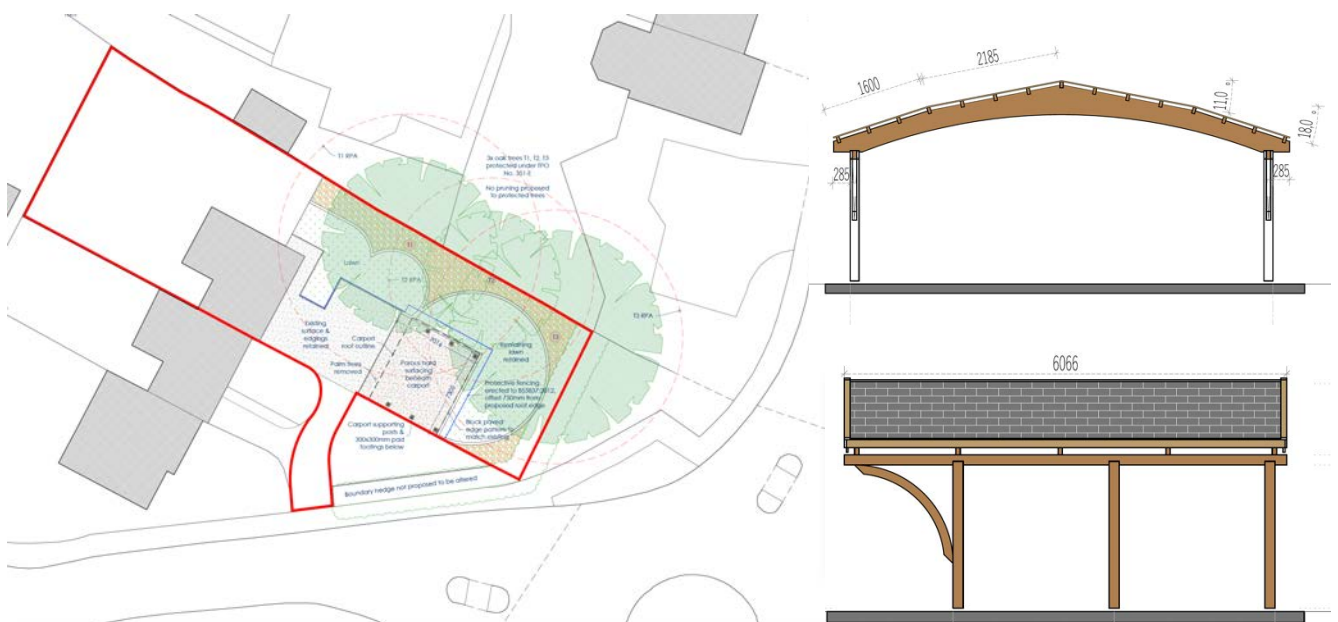
Mr Barnes and his family would like to erect an open car port to protect the vehicles in the front of their property. This is due to the row of oak trees along their northern boundary causing damage to their cars and campervan. Whilst the applicant acknowledges the visual amenity of the oak trees, they are proving to be nuisance to the parked vehicles they own. The integral garage they have is too narrow for a modern vehicle, so the family park their three cars and campervan on the drive and on the grass at the front of their property.

However, as the tree leaves contain high levels of tannins, they tend to leach out when wet and leave a brown or yellow stains on the cars paintwork. This is particularly problematic for light-coloured vehicles and the campervan which has a larger roof (larger vehicles are particularly vulnerable to tree damage). Despite the family's best efforts to remove any fallen leaves regularly to prevent prolonged exposure to tannins and sap, alongside the application of various protective layers of wax or sealants, it is clear that its proximity to the trees is causing damage and degradation to the various car's paintwork.

A way to avoid the above issue occurring would be to create a car port which would act as a shelter to protect two vehicles, the main one being the campervan, used for family holidays. This is because it is more vulnerable due to its design and shape.

The car port would be made from timber supports and braces, with bitumen roof shingles with thick tongue and grove timber boards. It would be discretely placed behind the tall hedgerow that runs along the frontage of the property. The next door property has hardstanding laid in the same location in the form of brick block paving, therefore having cars parked in this location is already established.

The size of the car port has been dictated by the size of the campervan and designed to ensure that vehicles can manoeuvre and leave the cul-de-sac in forward gear. The proposed car port is a lightweight structure requiring limited foundations. The tree impacts of the proposals are considered in the accompanying tree root protection statement. These tree protection measures (including the erection of temporary protection tree fencing and ground coverings) would be followed during construction. The proposed carport's footings comprise six 300x300mm concrete pads, three of which are within the root protection area (RPA). It's proposed that these are dug by hand to ensure no tree roots are damaged. Hard surfacing proposed within the RPA are to be porous, to ensure as much surface water as possible is able to continue to reach existing tree roots.



## Proposed Plans

## **Assessment**

The site falls within the defined settlement boundary but is not subject to any site specific, heritage or flood risk constraints. The main constraint on the plot is that a number of oak trees at the front and rear of the site are subject to tree preservation orders.

The proposals comprise the construction of a two bay timber car port to the front of the house. The car port is of simple timber design and is proposed in order to provide covered storage space for the applicant's cars/campervan, which will also aid manoeuvrability on the private drive which is quite cramped at present.

An ancillary outbuilding like this is typical in a suburban environment and is in principle acceptable in planning terms. This is subject to it having a suitable design, appropriate to its context and it not causing concern to the longevity to the nearby trees.

Although situated to the front of the house, the car port will be screened by both the evergreen hedgerow and soft landscaping on the front site boundary. As such, whilst detached outbuildings in front garden areas can sometimes be visually prominent that isn't the case here. The proposals also still seek to retain grass verges and soft planting, on the boundaries, retaining its attractive frontage to the house.

The sensitive foundation design and tree protection measures suggested will ensure that the trees will be safeguarded during the works. Any hardstanding used will be permeable. The roof is pitched so is complementary to the existing house and locality.

The proposed location of the car port will also not affect the neighbours outlook or cause any amenity concerns.

Overall, the lightweight design is considered appropriate for its context and would go some way to address the tree damage currently being caused to the applicant's vehicles. It is also a similar proposal to a car port recently approved to the front of Glen House, Church Hill, West End (planning reference H/24/97098) which was also in close proximity to protected trees. We therefore hope that the Council concur this view and approve the application, subject to appropriate planning conditions. It is in accordance with the The Eastleigh Borough Local Plan 2016-2036 which was adopted on 25 April 2022 and the Quality Places SPD.

If there are any questions arising as a result of the above proposals, please do not hesitate to contact the planning consultant who prepared this covering note.