

HAVANT BOROUGH COUNCIL

APPLICATION No.	APP/24/00042
LOCATION	Kanga Warren, Pycroft Close, Hayling Island, PO11 0RZ
PROPOSAL	Single storey rear extension, loft conversion and addition of two dormers to provide additional bedroom accommodation.
RECOMMENDATION	No objection, subject to conditions
DATE	29 th January 2024

Reasons for Recommendation

The Council seeks to protect tree coverage in the Borough, sympathetically incorporating existing features into the overall design of the scheme including measures taken to ensure their continued survival.

The application is not within a conservation area and there are no trees within or adjacent to the site that are subject to a Tree Preservation Order. However, there are several trees on site and adjacent to the site.

Whilst the works are not considered to have a direct impact on the surrounding trees, consideration should be given to the potential indirect impacts to the trees, such as the need to prune branches along the driveway to allow sufficient clearance. This should be considered prior to works commencing to ensure appropriate pruning works are undertaken that protects the health and amenity value of the trees. If the applicant and officer are confident no pruning works are required a supporting condition need not be applied.

The 'Existing Ground Floor Plan (Reference P1050-A-PLN-200) indicates two trees/shrubs on the south western boundary, adjacent to the existing kitchen. These two trees/ shrubs are removed in the 'Proposed Ground Floor Plan' (Reference P1050-A-PLN-210_Rev A) and a replacement line of hedging appears to be located along the south western boundary adjacent to the path and window of the proposed living dining room. To fully appreciate the proposed changes in trees/shrubs and boundary treatment works along this southwestern boundary a landscape plan should be submitted to clarify the proposed works.

If the officer were minded to grant permission for the application, details of tree pruning works and a landscaping should be secured by condition prior to commencement.

The proposed works, subject to the conditions listed below would be in accordance with Policy CS16 and DM8 of the Havant Core Strategy (2011).

Recommended Conditions:

Approval subject to the following conditions;

a) Tree protection measures:

No development, including site clearance, shall commence on the site until details of any required tree works have been submitted to and approved in writing by the Local Planning Authority. Any tree works must be undertaken in accordance with the recommendations in British Standard BS3998:2010 (Recommendations for Tree work).

Reason: To ensure the continuity of amenity value afforded by the trees in question and having due regard to policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

b) Landscaping:

A scheme of hard and soft landscaping, including details of existing trees to be retained and size, species, planting heights, densities and positions of any soft landscaping, shall be submitted to and agreed in writing by the Local Planning Authority prior to commencement of the hereby approved development. All work comprised in the approved scheme of landscaping shall be carried out before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner, or commencement of the use. Any existing tree shown to be retained or trees or shrubs or hedgerow to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs or hedgerow of appropriate size and species in the next planting season.

Reason: To ensure the continuity of amenity and wildlife value afforded by the trees and hedgerow in question and in accordance with policy CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.