

HAVANT BOROUGH COUNCIL

APPLICATION No.	APP/24/00011
LOCATION	Kenchwood, Ferry Road, Hayling Island, PO11 0DA
PROPOSAL	Demolition of existing garage, office / studio and adjacent shed. Replacement with a larger two storey structure to encompass a two car garage with lift, wood and metal working workshop, pottery studio, home office, garden storage and plant room for solar panel and battery control gear.
RECOMMENDATION	Approval, subject to conditions.
DATE	30th 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 proposed development is adjacent to a woodland on the western boundary and whilst the application has submitted a 'Block and Tree Plan' (Reference A110) the details are limited, but proposed pruning works are indicated. The site is not within a conservation area and there are no trees subject to a Tree Preservation Order on or adjoining the site.

If the officer is minded to grant planning permission for the application additional information would need to be submitted to fully appreciate the impact of the development on the surrounding trees with measures taken to protect them. It is unclear if the existing foundations will be reused within the construction of the new development and therefore details of foundations should also be provided prior to development commencing.

Subject to the conditions listed below, the application would be in accordance with Policy CS16 and DM8 of the Havant Core Strategy (2011).

Recommendation:

Approval subject to the following conditions;

- a) Pruning works:
Any required tree works shall be pruned 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) Tree protection measures:
No development, including site clearance, shall commence on the site until a dimensioned tree protection plan and survey in accordance with Section 5.5 and an impact and method statement detailing precautions to minimise damage to trees in accordance with Section 6.1 of British Standard BS5837: 2012 (Trees in relation to design, demolition and construction - Recommendations) have been submitted to and approved in writing by the Local Planning Authority.
Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.
- c) Foundations:
No development other than demolition works shall commence until details of special foundations that will be able to 'bridge' the rooting areas of trees or foundations that can be inserted through the root system without causing harm to the trees of the neighbouring properties have been

submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and thereafter maintained in accordance with the approved details.

Reason: To safeguard the continued health and presence of such existing trees and protect the amenities of the locality and having due regard to policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.