

HAVANT BOROUGH COUNCIL

APPLICATION No.	APP/23/00779
LOCATION	Creek Cottage, 41 Beach Road, Emsworth, PO10 7HR
PROPOSAL	Demolition of existing dwelling and replacement with sustainable modern dwelling (Use Class C3), incorporating a studio, garaging, solar panels, landscaping and associated works.
RECOMMENDATION	Approve, subject to conditions
DATE	8 th December 2023

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 seeks to demolish an existing dwelling and replace it with a single dwelling with landscaping works in the ground of the property. The site is not within a Conservation Area and there are no trees on or adjoining the site boundary that are subject to a Tree Preservation Order. However, there are several trees and shrubs within, and adjoining the boundary of the property.

The application includes supporting information that outlines the measures to be taken to protect the existing landscaping, including trees, whilst also outlining works to remove and prune some trees and shrubs on site, Arboricultural Method Statement from David Archer Associates (May 2023) and Garden Masterplan from Graduate Landscapes (BRE-MP-04 Rev E).

The Garden Masterplan (BRE-MP-04 Rev E) introduces a 1.5m wide double gate with associated pathways that would be in close proximity with Blue Atlas Cedar on the southern boundary. Further details of the works in the root protection area of this tree should be secured by condition prior to commencement and any pruning works, if required, should be proposed as part of the works and undertaken in accordance with the recommendations in British Standard BS3998:2010 (Recommendations for Tree work).

If the officer were minded to grant permission for the application, the pruning works and tree protection measures should be secured by condition to be in accordance with Policy CS16 and DM8 of the Havant Core Strategy (2011).

Recommended Conditions:

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 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. The details of the method statement must include an assessment of the long term impact of the adjacent trees that could have a

detrimental impact on the development and provide recommendations for pruning works to be undertaken that would retain the high amenity value of the trees.

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.