

HAVANT BOROUGH COUNCIL

APPLICATION No.	APP/23/00680
LOCATION	2 Alexandra Avenue, Hayling Island, PO11 9AL
PROPOSAL	Single and two storey rear extension, revised porch, internal remodelling, demolition of existing single garage and construction of new double garage.
RECOMMENDATION	Approval, subject to conditions
DATE	15 th November 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 proposed application has reflected initial concerns raised in relation to two sycamore trees (T3 and T4) on the eastern boundary of the property and subject to Tree Preservation Order 1680. Working collaboratively with the agent the Arboricultural Impact Assessment/Statement for proposals at 2 Alexandra Avenue, Hayling Island, prepared by Gifford Tree Service (17.10.2023) and the Tree Protection Plan Overlay (Proposed version 7) prepared by IJ Murray Associates Ltd outlines suitable tree protection measures in accordance with the British Standard BS5837: 2012 (Trees in relation to design, demolition and construction - Recommendations). The collaborative working with the agent is commended.

There is a pending application for tree works on site that has yet to be determined (APP/23/00589), but there is no indication that there any works required to the TPO trees on site to implement the planning permission in full based on the information presented (Arboricultural Impact Assessment/Statement for proposals at 2 Alexandra Avenue, Hayling Island, prepared by Gifford Tree Service, 17.10.2023). Therefore, no works should be undertaken to the trees on site subject to a Tree Preservation Order as part of this application without prior notification to the location authority.

If the officer is minded to grant planning permission for the application, tree protection measures should be secured by condition and the proposed works, subject to the conditions listed below 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 to trees not subject to a Tree Preservation Order shall be pruned in accordance with the 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:

The development hereby permitted shall only be carried out in accordance with the British Standard BS5837: 2012 (Trees in relation to design, demolition and construction - Recommendations) and the Arboricultural Impact Assessment/Statement for proposals at 2 Alexandra Avenue, Hayling Island, prepared by Gifford Tree Service (17.10.2023) and the Tree Protection Plan Overlay (Proposed version 7) prepared by IJ Murray Associates Ltd.

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