

HAVANT BOROUGH COUNCIL

APPLICATION No.	APP/23/00867
LOCATION	17 Billett Avenue, Waterlooville, PO7 7SZ
PROPOSAL	Single garage two storey extension to side. Additional second floor added to existing single storey utility room. Conversion of cavity under house to wine cellar and cinema room. Additional skylights added and reconfiguration internally.
RECOMMENDATION	Approve, subject to conditions
DATE	11 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 is for a two storey side extension to the northern aspect of the property which would require the foundations being constructed within the Root Protection Area (RPA) of an adjacent yew tree (T1) subject to a Tree Preservation Order (TPO) 1609.

The site has several other mature trees within its grounds and adjoining the site, some of which are subject to Tree Preservation Orders (TPO 1209, TPO1201 and TPO 1753).

The application includes an Arboricultural Impact Appraisal and Preliminary Arboricultural Method Statement (Reference Q0368\BillettAvenue\AIA+(P)AMS\V1-2023). This document outlines the potential impact of the development to the yew tree (T1) and the protective measures that would be installed prior to development, during construction and post construction in accordance with British Standard BS5837: 2012 (Trees in relation to design, demolition and construction - Recommendations).

The yew tree is currently on the northern boundary of the property and an existing herring bone brick driveway acts as ground protection to the tree. The intention is to retain the existing driveway during the construction works to protect the roots of the tree and suitable tree protective fencing will be installed around the stem of the tree. The majority of the garden area, subject to the other TPOs, will be a Construction Exclusion Zone, which will reduce the impact of the development on the surrounding vegetation.

The development will result in a minor incursion into the RPA of the yew tree (estimated 6%), which is considered acceptable alongside the details in the Arboricultural Impact Appraisal and Preliminary Arboricultural Method Statement (Reference Q0368\BillettAvenue\AIA+(P)AMS\V1-2023) to limit the impact on the tree, such as hand digging and incorporation of an impermeable membrane to prevent alkaline leachate that can harm the roots of trees via the concrete curing process.

There are no planned works to the trees on site to implement the planning permission in full. The local authority would need to be notified if any works were required to protected trees, but recent approval has been granted to prune the yew tree (T1 of TPO 1609 – reference APP/23/00570).

If the officer were minded to grant permission for the application, the 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 condition;

a) Tree protection measures:

The development hereby permitted shall only be carried out in accordance with Arboricultural Impact Appraisal and Preliminary Arboricultural Method Statement (Reference Q0368\BilletAvenue\AIA+(P)AMS\V1-2023) and British Standard BS5837: 2012 (Trees in relation to design, demolition and construction - Recommendations).

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.