

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturist

Approval subject to conditions

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 for a single storey rear extension that is not within a conservation area, but is within the close proximity to trees subject to a Tree Preservation Order 0107. There is also a tree subject to a TPO in the rear of the garden subject to TPO 0902.

The application is accompanied by supporting information that includes an Arboricultural Impact Assessment/Statement and a Tree Protection Plan. The supporting information is welcomed and recognises the significance of the trees to the west of the property and recommends appropriate measures in accordance with British Standard BS5837: 2012 (Trees in relation to design, demolition and construction - Recommendations).

The existing driveway and hardstanding should provide adequate ground protection measures to access the site and undertake the development without having an impact on the trees but the Tree Protection Plan identifies the need for tree protective fencing and specialist foundations to minimise the impact on the surrounding trees. If the officer is minded to grant planning permission for the application, tree protection measures should be secured by condition.

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 shall be submitted prior to commencement and 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 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 Gifford Tree Service Arboricultural Impact Assessment/Statement and a Tree Protection Plan (20.08.2023).

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.

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.

d) Tree Protection: Foundations - Hand digging excavations:

Any excavation work, including foundations, within the existing root protection area of the neighbouring trees shall be carried out only by hand in accordance with the BS:5837:2012 'Trees in relation to design, demolition and construction Recommendations'. Any roots over 25mm in diameter shall not be severed and if exposed should be packed with sphagnum moss and wrapped with hessian to prevent the entry of rot causing fungi and micro-organisms. No roots shall be left exposed to the air, water, snow or frost for more than two hours without appropriate protection.

Reason: To ensure the trees are not adversely affected by the construction of the development and having due regard to policies CS16 and DM8 of the Havant Core Strategy (2011) and the National Planning Policy Framework.

Councillor Brenda Linger - Hayling West

No Comment.

Councillor Julie Richardson

No Comment.

Councillor Paul Gray

No Comment.

6 **Community Involvement**

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Works must have regard to the TPO trees - do not want for the trees to be damaged	Please see Section 7.

7 **Planning Considerations**

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Impact on trees

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the character and appearance of the area

7.3 The proposed rear extension would have white silicone k render and grey cedar click cladding along with a grey single ply membrane. Whilst such materials are not characteristic to the surrounding area, they would be used at the rear elevation only and would not be prominent from public vantage points. Therefore, their visual impact on the established character and appearance of the streetscene would be limited and would not cause a demonstrable harm to its qualities.

7.4 Due to the proposed development being located to the rear of the property it is considered to have a limited impact upon the street scene. Furthermore, the proposed extension would appear subservient to the host dwelling being of appropriate size to the plot and the retained amenity space following the removal of the conservatory. Therefore, it is considered to be inkeeping with the character of the area.

7.5 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(ii) Impact upon the character and appearance of the area

7.6 On the east side facing No.20 Garden Close the proposed rear extension would extend out along the shared boundary. As the proposed extension would be screened by the neighbour's balcony and existing boundary treatment it is not considered to appear overbearing or result in the harmful loss of light to the occupiers of No.20.

7.7 The proposed extension is not considered to have an adverse impact on any of the surrounding properties to the west.

7.8 To the rear there would be three full length windows facing out onto the rear garden. Due to the existing screening of 1.8 metre high fencing along all the boundaries it is not considered to cause harmful overlooking to any of the surrounding properties.

7.9 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Impact on trees

7.10 The Council's Arboriculturist commented on the application raising no objection subject to conditions. If permission is forthcoming these conditions would be added to the decision with the exception of the Pruning works which has been added as an informative as it does not meet the tests for conditions. These conditions have been agreed by the applicant's agent.

8 Conclusion

8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00563 /subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing Site and Location Plan - A101
Proposed Site and Location Plan - A111
Proposed Ground and First Floor Plans - A112
Proposed Elevations - A113
Proposed Site Sections - A114
Proposed 3D Views - A115
Proposed 3d overview - A116
Design and Access Statement
Tree Protection Plan
ARB Method Statement

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The development hereby permitted shall only be carried out in accordance with the Gifford Tree Service Arboricultural Impact Assessment/Statement and a Tree Protection Plan (20.08.2023).

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.

- 5 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.

- 6 Any excavation work, including foundations, within the existing root protection area of the neighbouring trees shall be carried out only by hand in accordance with the BS:5837:2012 'Trees in relation to design, demolition and construction Recommendations'. Any roots over 25mm in diameter shall not be severed and if exposed should be packed with sphagnum moss and wrapped with hessian to prevent the entry of rot causing fungi and micro-organisms. No roots shall be left exposed to the air, water, snow or frost for more than two hours without appropriate protection.

Reason: To ensure the trees are not adversely affected by the construction of the development and having due regard to policies CS16 and DM8 of the Havant Core Strategy (2011) and the National Planning Policy Framework.