

HAVANT BOROUGH COUNCIL

APPLICATION No.	APP/23/00963
LOCATION	35 Park Crescent, Emsworth, PO10 7NT
PROPOSAL	A proposed two storey extension over the existing single storey kitchen with a proposed single storey porch to rear.
RECOMMENDATION	Approval, subject to conditions.
DATE	24 th 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 for a site that contains several trees on site or adjacent to the site. The development would require the removal of a bay but the construction works are outside of the Root Protection Area (RPA) of the trees on site and adjacent to the site, two of which are subject to TPO 1214.

An arboricultural impact assessment and preliminary method statement have been submitted (Q0372\35PrkCres/AIA+(P)AMS\2023-V1), which are welcomed, but the Tree Protection Plan (Appendix B) omits any tree protection fencing around the silver birch (T2) or any ground protection measures for the gravel driveway.

Unless amended information is submitted, a pre commencement condition would be requested to ensure tree protection measures to T2 and ground protection measures for T2 and T3. Although, the information (Q0372\35PrkCres/AIA+(P)AMS\2023-V1) states that no vehicles with a weight greater than 3.5tonnes will access the driveway, given the location of the area for material storage and mixing on site, it would be anticipated that vehicles of a weight greater than 3.5tonnes would access the driveway and additional ground protection measures would be required.

If the officer is minded to grant planning permission for the application additional details for tree protection measures should be secured by condition prior to the commencement of the proposed works. Subject to the conditions listed below, the application would be in accordance with Policy CS11, 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 details listed in the arboricultural impact assessment and preliminary method statement has been submitted (Q0372\35PrkCres/AIA+(P)AMS\2023-V1) and 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.