

HAVANT BOROUGH COUNCIL

APPLICATION No.	APP/23/00580
LOCATION	2A Woodbury Avenue, Havant, PO9 1RH
PROPOSAL	Two storey rear extension; Juliet balcony to rear; revised fenestration and external material alterations.
RECOMMENDATION	Approval, subject to conditions
DATE	11 th September 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 for a two storey rear extension, which will in the officers opinion, require works to the trees listed in Group 2 on Tree Survey Schedule, although this is not indicated. The trees in this group have previously been heavily pruned and have limited amenity impact so any required pruning works necessary for the development should be undertaken in accordance with British Standard BS3998:2010 (Recommendations for Tree work).

The site is not within a conservation area but there is a tree subject to a Tree Preservation Order within the front garden of the property, although it appears this tree has been removed and the golden Irish Yew (T3) has been planted as a replacement. This tree, along with the sycamore and neighbouring cypress should not be impacted by the development provided suitable tree protection measures are agreed prior to commencement. To ensure that the tree protection measures are in alignment with the construction activities on site the officer is requested to seek a Demolition and Construction Management and Logistics Plan as a condition prior to the commencement of any works.

The removal of the Laburnum within the front garden (T4) does not appear related to the development and the officer has no objection to its removal and no replacement would be required.

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:

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 assessment 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.

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.

c) Demolition and Construction Management and Logistics Plan

No development or site works shall take place on site until a 'Demolition and Construction Management and Logistics Plan' has been submitted to and approved in writing by the Local Planning Authority. The Demolition and Construction Management and Logistics Plan submitted shall include, but not be limited to, the following:

- i. details of the routing of construction vehicles to the site, hours of access, access and egress arrangements within the site and security procedures;
- ii. site preparation and construction stages of the development;
- iii. details of provisions for recycling of materials, the provision on site of a storage/delivery area for all plant, site huts, site facilities and materials
- iv. details showing how all vehicles associated with the construction works are properly washed and cleaned to prevent the passage to mud and dirt onto the adjoining highway;
- v. the methods to be used and the measures to be undertaken to control the emission of dust, noise and vibration arising from construction works;
- vi. a suitable and efficient means of suppressing dust, including the adequate containment of stored or accumulated material so as to prevent it becoming airborne at any time and giving rise to nuisance;
- vii. noise mitigation measures for all plant and processors;
- viii. details of contractors compound and car parking arrangements;
- ix. details of interim car parking management arrangements for the duration of construction;
- x. details of a community liaison contact for the duration of all works associated with the development.

Reason: In the interests of highway safety, noise and good air quality and to safeguard the health of existing tree(s) which represent an important amenity feature in accordance with policies CS16 and DM8 of the Havant Core Strategy (2011) and the National Planning Policy Framework.