

HAVANT BOROUGH COUNCIL

APPLICATION No.	APP/23/00563
LOCATION	19 Garden Close, Hayling Island, PO11 9AD
PROPOSAL	Erection of single storey rear extension and aesthetic remodelling to the rear elevation.
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 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.