

HAVANT BOROUGH COUNCIL

APPLICATION No.	APP/23/00834
LOCATION	30 Queens Road, Waterlooville, PO7 7SB
PROPOSAL	Demolition of existing garage and studio block construction of detached four bedroom property with refuse and cycle storage and landscaping.
RECOMMENDATION	Approval, subject to conditions
DATE	8 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 a scheme, including measures to ensure their continued survival.

The proposed development would involve the loss of three fruit trees and removal of sections of hedgerow. The trees to be removed do not have a significant amenity value and the hedgerow to be removed is limited to minimise the impact on the character and appearance of the surrounding area.

The loss of the trees and hedgerow should be replaced on site to protect and enhance nature conservation and to ensure that the scheme integrates successfully with the local environment.

If the officer were minded to grant permission for the application, the landscaping works should be secured by condition for the inclusion of hedgerow planting on the rear western boundary (in addition to the proposed hedgerow to the front) to be in accordance with Policy CS16 and DM8 of the Havant Borough Core Strategy (2011). However, fencing would be accepted between the proposed and existing property to allow for ease of access between the properties.

The tree works and protection measures set out in the supporting Arboricultural Method Statement (1321.bjh.Aug23) and Tree Protection Plan (BJH03/04) should also be secured by condition to be in accordance with Policy CS16 and DM8 of the Havant Borough Core Strategy (2011).

Recommended Conditions:

Approval subject to the following conditions;

Pruning works:

Any required tree works shall be 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 having due regard to policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

Tree protection measures:

The development hereby permitted shall only be carried out in accordance with the British Standard BS5837: 2012 (Trees in relation to design, demolition and construction - Recommendations) and Arboricultural Method Statement (1321.bjh.Aug23) and Tree Protection Plan (BJH03/04)) provided by Bernie Haverson Arboricultural Consultant.

Reason: To ensure the continuity of amenity value afforded by the trees and hedgerow in question and in accordance with policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

Landscaping:

A scheme of hard and soft landscaping, including details of existing trees to be retained and size, species, planting heights, densities and positions of any soft landscaping, shall be submitted to and agreed in writing by the Local Planning Authority prior to commencement of the hereby approved development. The soft landscaping must include the planting of a double staggered native mix hedgerow along the full length of the rear western boundary, from the rear building line of 30 Queens Road to the rear garden boundary line to the north of the site. All work comprised in the approved scheme of landscaping shall be carried out before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner, or commencement of the use. Any existing tree shown to be retained or trees or shrubs or hedgerow to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs or hedgerow of appropriate size and species in the next planting season.

Reason: To ensure the continuity of amenity and wildlife value afforded by the trees and hedgerow in question and in accordance with policy CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.