
Site Address: 8 Queens Road, Waterlooville, PO7 7SB
Proposal: Side and rear extensions, alterations to fenestration, new materials to exterior and alterations and extensions to the roof including the extension of the dormers.
Application Type: Full Planning Permission
Application No: APP/23/00181 Expiry Date: 05/05/2023
Applicant: Mr and Mrs Wragg
Agent: Mrs Fox Case Officer: Selina Donophy
 Critchley Architecture And
 Design (CAAD) Ltd
Ward: Hart Plain

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site comprises a detached chalet bungalow style property with space in the roof located on the north side of Queens Road, Waterlooville. This property forms part of a pair of dwellings located towards the rear of properties along Queens Road and accessed via a private driveway. This property has a barn hip roof with flat roof dormers on either side of the roof slope- towards the rear is a detached garage.

2 Planning History

95/60224/000 - Reduce crown by 3 metres in height and crown raise to 5 metres Oak (T1) covered by TPO 854.
, PERM,24/07/1995
09/60224/001 - Crown thin by 20% and remove 2No. limbs of an Oak tree subject to TPO 0854., PERM,02/09/2009
APP/21/00162 - Change of use of land to residential garden; erection of fence., PERM,12/05/2021

3 Proposal

Side and rear extensions, alterations to fenestration, new materials to exterior and alterations and extensions to the roof including the extension of the dormers.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

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 for side and rear extensions would not impact a tree within the site but it would impact trees to the south east of the site on neighbouring land at 221 London Road. The trees are mix of species and provide a natural screen between the site in question and the neighbouring rear gardens along London Road.

The supporting Arboricultural Survey, Impact Assessment and Method Statement (Reference ASIAMS154.1) records the trees along the rear boundary of 221 London Road to be of a fair or poor condition, but the Root Protection Area (RPA) of these trees would extend into the development area. However, a concrete slab in the area of the Family room (as shown on the Proposed Ground Floor Plan drawing 21102-415) would restrict root development in this area.

The Arboricultural Survey, Impact Assessment and Method Statement (Reference ASIAMS154.1)

Outlines the measures that will ensure the development would reduce the potential detrimental impact to the trees. These measures would include specialist foundations and the new structure would be supported on steel beams with an air gap under the construction to allow for air and water to permeate the ground. Although the ASIAMS154.1 states there will be no machinery used within the RPA it is recommended that appropriate ground protection measures be installed in accordance with BS5837:2012 'Trees in relation to design, demolition and construction -Recommendations' prior to commencement.

It is also noted that in 2020 the oak tree subject to Tree Preservation Order 0854 was authorised for removal by the authority and subsequently removed by the owner. A replacement tree has yet to be planted and it is recommended that as part of the overall landscaping of the scheme a new tree is planted and agreed by condition.

The proposed works, subject to the conditions listed below would ensure the protection of the adjacent trees and would be in accordance with Policy CS16 and DM8 of the Havant 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:

No development, including site clearance, shall commence on the site until a dimensioned tree protection plan in accordance with Section 5.5 and a 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.

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.

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' and the Arboricultural Survey, Impact Assessment and Method Statement (Reference ASIAMS154.1). 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.

Tree protection: no burning:

No burning of materials shall take place anywhere on the development site, throughout the period of site clearance and development.

Reason: To avoid damage to health of existing trees and hedgerows and having due regard to policies CS16 and DM8 of the Havant Core Strategy (2011) and the National Planning Policy Framework.

Tree Protection: Levels:

No development shall take place until details of the levels of the building(s), road(s) and footpath(s) in relation to the adjoining land and highway(s) and any other changes proposed in the levels of the site have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the details as approved under this condition and retained as such thereafter.

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.

Tree Protection: contractor parking/store:

No development shall take place until plans and particulars specifying the following matters have been submitted to and approved in writing by the Local Planning Authority:

(i) The provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development;

(ii) The provision to be made within the site for a material storage compound during site clearance and construction of the development.

Thereafter, throughout such site clearance and implementation of the development, the approved parking provision and storage compound shall be kept available and used only as such.

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.

Tree Protection: Details of utilities and drainage:

No development shall take place until details of the location, extent and depth of all excavations for services as well as upgrades (including but not limited to electricity, gas, water, drainage and telecommunications) in relation to trees on and adjacent to the site have been submitted to and approved in writing by the local authority. The development shall thereafter be implemented in accordance with details approved under this condition.

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.

Tree Replacement:

The oak tree subject to Tree Preservation Order 0854 and removed in 2020 shall be replaced by a replacement tree that is a minimum heavy standard with a stem girth of 12-14 cm at the time of planting. The location and species of the replacement tree is to be agreed in writing with the local authority. The replacement tree shall be planted in accordance with BS8545:2014 'Trees: from nursery to independence in the landscape-Recommendations', BS:3936:1992 Part 1 of Part 4: 'Nursery Stock-Specification for trees and shrubs' and BS5837:2012 'Trees in relation to design, demolition and construction - Recommendations'. The replacement tree shall be planted no later than 31st March 2024.

Reason: To conserve and safeguard the visual amenities of the locality having due regard to policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

Management of tree Replacement:

If within a period of 5 years from the date of the planting of a replacement tree, or any further tree planted in replacement, is removed, uprooted, destroyed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree of the same species as that originally planted, pursuant to condition 'Tree Replacement'; shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reason: To conserve and safeguard the visual amenities of the locality having due regard to policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

Councillor Carly Scannell - Hart Plain

No comment received

Councillor David Jenner

No comment received

Councillor E Shimbart - Hart Plain

No comment received

Developer Services, Southern Water

Please see the attached extract from Southern Water records showing the approximate position of our existing public foul and surface water sewers within the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.

It appears that the developer is intending to build-over a public foul sewer which is crossing the site.

Building over a "public sewer" is not normally permitted by Southern Water. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for Southern Water to allow building over the sewer.

The length of sewer to be built over under the terms of Part H of the Building Regulations dictates that the matter is determined by the sewerage undertaker, which in this case is Southern Water. The conditions and application associated with the build-over to a public sewer are available at Southern Water's Get Connected service: developerservices.southernwater.co.uk

In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.

- The gravity sewer requires a clearance of 3 metres on either side of the gravity sewer to protect it from construction works and to allow for future maintenance access.
- No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water.
- No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of public or adoptable gravity sewers.
- All existing infrastructure should be protected during the course of construction works.

Please refer to: southernwater.co.uk/media/3011/stand-off-distances.pdf

It is possible that a sewer now deemed to be public could be crossing the development site.

Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link:

southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm sewer
- Combined Sewer

Guidance on Building Regulations is here:

gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing,

West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:

SouthernWaterPlanning@southernwater.co.uk

Yours faithfully,

Future Growth Planning Team

Developer Services

southernwater.co.uk/developing-building/planning-your-development

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: 12

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
We don't have any objections related to the house however we do have comments regarding the garage work as this is directly on the boundary overlooking our garden and the back of our house. We would ask that we be notified in advance of work being done on the garage as we have had many privacy issues with work happening on the garage roof multiple times a year over the past few years.	Comment noted - unfortunately this is outside of planning control .

When working on the roof and guttering persons are able to look directly into our kitchen diner and over our back doors and garden seating. When working all day for several days at a time this has been intrusive and caused anxiety.	
Planning Direct objection (on behalf of)- please see document uploaded to the Havant website (case officer comment) Issues raised: Overbearing Overlooking Impact on light levels	Comments noted.
I would like to point out that the trees as shown on the latest application are inaccurately shown as stumps when they are growing and thriving. The trees shown also do not tally with the trees shown in the arboricultural report. This inaccuracy must be corrected before any cogent decision is made. We are also concerned that unless any digging is done by hand there will be significant damage to the trees. Despite amendments to the height of the building it will still be overbearing and intrusive. This is the first time we have had the opportunity to reply because we have been overseas.	Noted- the tree protection plan has since been updated. Havant's Arb Officer has also been re-consulted in this regard and is satisfied that adequate protection and mitigation measures have been proposed.

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) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Trees
- (v) Drainage

(i) Principle of development

- 7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

- 7.3 This proposal comprises side and rear single storey extensions, alterations to windows and extensions and alterations to the roof including the extension of the existing dormers and gables to the front and rear end of the roof. Changes to materials are also proposed. The proposals have been amended following the initial submission with the height of the extension roofs reduced and hipped inwards and further separation off the side boundary to allow for a more subservient design.
- 7.4 Alterations to the front (south) elevation include a replacement bay window and replacement first floor window . The main bulk of the extensions would be located between the east elevation and the east boundary of the site. These would project approximately 2.7 metres to the side to create a lobby area with a front door and glazing to the south elevation and would then project approximately by a further 6 metres to the side as the side boundary steps out. Two front roof lights are proposed above the lobby. The barn hip would be extended to create a full front gable with the same to the rear (north) elevation.
- 7.5 Alterations to the east boundary comprise of these single storey side extensions - the total depth of these would span approximately 12 metres although the rear would be stepped inwards. The roof would be hipped inwards to a height of 3.65 metres approximately and two high level rooflights are proposed in the roof slope which would serve the lounge area of which the extension would create. On the east elevation also the existing dormer would be extended. The existing dormer is currently 4 metres in width - this would be extended to 10 metres width. Two windows are proposed in the dormer - these would continue to serve a bathroom and ensuite - a new high level window is proposed which would serve a bedroom - this would also be obscure glazed. A 2.3 metre high wall, is also proposed on the eastern boundary. Four roof lanterns are proposed within the flat roof area to serve the side extensions.
- 7.6 Alterations to the rear (north) elevation include the rear of the extensions - from the rear the extension would have a parapet style roof . Bi-fold doors are proposed to the rear elevation serving the lounge area as well as a large window. New windows are also proposed to the reconfigured internal space with a large window now serving the kitchen . At first floor level two separate windows would serve the two rear bedrooms. A utility room is also proposed to the rear which would have a flat roof with a height of approximately 3.8 metres and a depth of 2.5 metres .
- 7.7 Alterations to the west elevation include a new porch to the side as well as alterations to the fenestration. The dormer on this side would also be extended to 7.6 metres in width approximately and would include an obscure glazed bathroom window and a high level bedroom window - there is an existing window in the dormer as is . A rooflight would also be added serving the front bedroom.
- 7.8 Changes proposed to materials include charred wood cladding to the gables as well as to sections of the ground floor alongside render. Slate roof tile is proposed to the roof.

- 7.9 Changes to the garage include the infill of the half hip of the roof with the same charred wood cladding proposed to the rest of the dwelling and a new door would be added. This change is deemed to be acceptable.
- 7.10 The proposed alterations would go some way in unbalancing the appearance of no 8 when viewed as a pair with no 10 adjacent, with the change in materials and loss of barn hip to the roof contributing to this when viewed from the access road. Whilst this may be the case, these properties are not widely visible from the public realm and do not form an integral streetscene feature within the public realm. The proposed dormers are considered to be not too dominant additions within the roof slope and the proposed side and rear extensions would be located where they also are not highly visible and the scale and design is not judged to appear overdeveloped when considered within the context of the host dwelling and the plot size. Overall the proposed changes to the property are considered to be acceptable.
- 7.11 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.

(iii) Effect on neighbouring properties

- 7.12 To the west of the application site is the matching property no 10 Queens Road. The new dormer windows to this side would be high level or obscured and therefore no additional overlooking has been identified. There is approximately 10 metres separation distance between the properties and the extensions would mainly be located on the other side of the property/ towards the rear of no 8 where they are not significant in depth. The new rooflight would be small in size and is not considered to result in direct overlooking.
- 7.13 To the rear (north) of the site is no 13 Edwards Close. No additional impact has been identified to no 13 - there was already a first floor rear elevation window in place at no 8 previously and the extensions would be set off away from the shared boundary.
- 7.14 To the east of the site are nos 223 and 221 London Road - the rear gardens of these properties back on to the side boundary of the application site. There are changes in land levels between these plots. No 223 is a nursery and no 221 remains a residential property. The proposed wall would have a height of approximately 2.3 metres which would span across the rear boundaries of nos 221 and 223. The proposed extension would have a total height of approximately 3.5 metres although the roof would be hipped inwards, reducing the main bulk of the roof. Whilst the extensions would be sited very close to the rear boundaries of these properties, with the wall located on the boundary, there would be a separation distance of 27 metres between this boundary and the rear elevation of no 221 which is considered to be substantial enough separation to mitigate against any overbearing or overshadowing impact on no 221. There are also trees located to the rear of no 221 which would act as screening from the proposed extensions. There is less separation between no 8 and no 223 at approximately 17 metres however again this would be located away from the main property, separated by the garden length and the height is not considered to be overbearing, with the single storey height remaining. In terms of overlooking, conditions will be applied to the dormer windows- it is noted there is already a dormer window in place so not additional overlooking is considered to result from this proposal.

- 7.15 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).

(iv) Trees

- 7.16 There are several mature trees located towards the rear of no 221 London Road and these are located very close to the boundary whereby the proposed extensions and wall would be located. Tree Protection Plans have been provided and these have been reviewed by Havant's Arboricultural Officer who has requested conditions in order to ensure that the appropriate protection and mitigation measures are undertaken. It is noted one of the plans did not show the full extent of the trees and this has since been updated. In addition a TPO tree in the rear garden of no 8 which was cut down previously will need to be replanted and this will be enforced via a planning condition.

(v) Drainage

- 7.17 There is a Southern Water sewer crossing the site and therefore Southern Water have been consulted in regards to this application. They have requested that in order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers. This has been agreed as a pre-commencement condition.

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 and trees. On this basis it is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00181 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:

21102-102 A AMENDED LOCATION AND BLOCK PLAN
21102-423 A AMENDED PROPOSED FIRST FLOOR PLAN
26 Jun 2023 AMENDED - ARBORICULTURAL STATEMENT
21102 602 PROPOSED SECTIONS
21102_422 PROPOSED GROUND FLOOR
26 May 2023 21102_521 PROPOSED SOUTH & EAST ELEVATIONS
26 May 2023 21102_522 PROPOSED NORTH & WEST ELEVATIONS
21102-421B PROPOSED GARAGE
UPLOADED ON THE 24 May 2023 SAMPLE PHOTO ROOF TILE
21102_423 PROPOSED FIRST FLOOR & ROOF

Reason: To ensure provision of a satisfactory development.

- 3 Management of tree Replacement:
If within a period of 5 years from the date of the planting of a replacement tree, or any further tree planted in replacement, is removed, uprooted, destroyed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree of the same species as that originally planted, pursuant to condition 'Tree Replacement'; shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reason: To conserve and safeguard the visual amenities of the locality having due regard to policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

- 4 Tree Replacement:
The oak tree subject to Tree Preservation Order 0854 and removed in 2020 shall be replaced by a replacement tree that is a minimum heavy standard with a stem girth of 12-14 cm at the time of planting. The location and species of the replacement tree is to be agreed in writing with the local authority. The replacement tree shall be planted in accordance with BS8545:2014 'Trees: from nursery to independence in the landscape-Recommendations', BS:3936:1992 Part 1 of Part 4: 'Nursery Stock- Specification for trees and shrubs' and BS5837:2012 'Trees in relation to design, demolition and construction - Recommendations'. The replacement tree shall be planted no later than 31st March 2024.

Reason: To conserve and safeguard the visual amenities of the locality having due regard to policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

- 5 Tree Protection: Details of utilities and drainage:
No development shall take place until details of the location, extent and depth of all excavations for services as well as upgrades (including but not limited to electricity, gas, water, drainage and telecommunications) in relation to trees on and adjacent to the site have been submitted to and approved in writing by the local authority. The development shall thereafter be implemented in accordance with details approved under this condition.

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 Tree Protection: contractor parking/store:
No development shall take place until plans and particulars specifying the following matters have been submitted to and approved in writing by the Local Planning Authority:

(i) The provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development;

(ii) The provision to be made within the site for a material storage compound during site clearance and construction of the development.

Thereafter, throughout such site clearance and implementation of the development, the approved parking provision and storage compound shall be kept available and used only as such.

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.

- 7 Tree Protection: Levels:
No development shall take place until details of the levels of the building(s), road(s) and footpath(s) in relation to the adjoining land and highway(s) and any other changes proposed in the levels of the site have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the details as approved under this condition and retained as such thereafter.

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.

- 8 Tree protection: no burning:
No burning of materials shall take place anywhere on the development site, throughout the period of site clearance and development.

Reason: To avoid damage to health of existing trees and hedgerows and having due regard to policies CS16 and DM8 of the Havant Core Strategy (2011) and the National Planning Policy Framework.

- 9 **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' and the Arboricultural Survey, Impact Assessment and Method Statement (Reference ASIAMS154.1). 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.

- 10 **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.

- 11 **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 a 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.

- 12 **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.

- 13 Prior to the commencement of development, details of the measures to be undertaken to protect the public sewer on the site during the course of the construction shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented in full accordance with the approved measures and retained thereafter during the construction work for the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the public sewer having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 14 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.

- 15 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the bedroom 3 window in the first floor on the side elevation facing west shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and retained as such thereafter.

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

- 16 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the bathroom window in the first floor on the side elevation facing west shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

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

- 17 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the bedroom 4 window in the first floor on the side elevation facing east shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

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