

HAVANT BOROUGH COUNCIL

APPLICATION No.	APP/23/00294
LOCATION	27 Leigh Road, Havant, PO9 2ET
PROPOSAL	Single storey front, side and rear extensions, garage and reforming driveway
RECOMMENDATION	No objection, subject to conditions
DATE	10 th May 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 authority previously approved the application (APP/22/00274) which was accompanied with a Tree Survey and Arboricultural Impact Assessment, Arboricultural Method Statement & Tree Protection Plan (February 2022). The previous application (APP/22/00274) approved the removal of T2 from the front of the property and the applicant offered to plant two replacement trees in a similar location to the front of the property to protect and enhance the amenity value of trees to the area. The principle for the removal of this tree has therefore been permitted and this application accepts the previous decision but requires the two replacement trees to be secured by a condition.

The current application has amended the design of the front driveway and the Tree Survey and Arboricultural Impact Assessment, Arboricultural Method Statement & Tree Protection Plan (February 2022) will need to be updated to reflect the changes.

If the officer was minded to grant permission the potential impact of the surrounding trees should be secured by way of condition to ensure they are protected and 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 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.

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.

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) **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.
- d) **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.
- e) **Tree Protection - Services:**
 No development shall take place until details of the location, extent and depth of all excavations for services (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 Planning Authority. The development shall thereafter be implemented in accordance with details approved under this condition.
Reason: 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.
- f) Two replacement hawthorn trees are required to be planted to retain the integrity of G2 of the Tree Preservation Order. Each tree should be a minimum heavy standard with a stem girth of 12-14 cm at the time of planting. The location for replanting for each replacement tree is to be agreed in writing with the local authority, within 3 months after the tree's removal, with tree planting being undertaken in the first available planting season following removal. Each 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'.
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.
- g) 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 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.