

HAVANT BOROUGH COUNCIL

APPLICATION No.	APP/23/00718
LOCATION	13 Frogmore Lane, Waterloooville, PO8 9QN
PROPOSAL	Proposed new outbuilding.
RECOMMENDATION	No objection, subject to conditions
DATE	18 th October 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 application is to demolish an existing shed for a new outbuilding on an area of existing hardstanding that is within an area subject to a Woodland Tree Preservation Order (TPO 1252).

Due to the development being on existing hardstanding and the access to the site from Frogmore Lane is already established, there is unlikely to be any detrimental impact to the surrounding trees. Any potential impact to surrounding trees during the construction of the development are considered in the Arboricultural Impact Assessment Method Statement & Tree Protection Plan (Reference 4262) provided by Trevor Heaps Arboricultural Consultancy Ltd, which outlines the tree protection measures to be implemented on site.

The location of the services to the outbuilding from 13 Frogmore Lane are also indicated in Appendix 9 – Tree Protection Plan (Drawing No. TH/A3/4262/TPP) of the Arboricultural Impact Assessment Method Statement & Tree Protection Plan (Reference 4262). Whilst it might not be the finalised route for services to the outbuilding, it does appear feasible to connect the outbuilding with services from 13 Frogmore Lane, without having a detrimental impact on the surrounding trees.

Based on the information submitted, if the officer was minded to grant permission the potential impact of the surrounding trees should be secured by way of condition, 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:

The development hereby permitted shall only be carried out in accordance with BS5837:2012: Tree Survey and Arboricultural Impact Assessment Method Statement & Tree Protection Plan (Reference 4262) provided by Trevor Heaps Arboricultural Consultancy Ltd.

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.