

HAVANT BOROUGH COUNCIL

APPLICATION No.	APP/23/00685
LOCATION	Land between, 26-32 Padnell Road, Waterloooville
PROPOSAL	2No. new dwellings with associated car parking and bin/cycle storage.
RECOMMENDATION	No objection, subject to conditions
DATE	5 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 for the construction of two semi-detached properties that will sharing car parking at the front facing onto Padnell Road. The properties would enjoy large south facing rear gardens that border Padnell Junior School. Within the school grounds are several mature trees that are subject to Tree Preservation Order 2107.

The application includes a Arboricultural Survey Impact Assessment & Arboricultural Method Statement (RMT565-Rev B) that recognises the importance of protecting the trees in the grounds of the school and how their roots, which extend into the rear garden of each property, would be protected.

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 Arboricultural Survey Impact Assessment & Arboricultural Method Statement (RMT565-Rev B) provided by RMT Tree 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.