

HAVANT BOROUGH COUNCIL

APPLICATION No.	APP/23/00458
LOCATION	Newtown House Hotel, Manor Road, Hayling Island, PO11 0QR
PROPOSAL	Proposed 1No. 2 bedroom first floor flat over existing flat roof at first floor to hotel annexe; ground floor side extension to accommodate creation of new entrance.
RECOMMENDATION	No objection.
DATE	14 th July 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 proposed development is primarily on the footprint of the existing ground floor accommodation and adjacent to a site access road and parking area. There are some trees within the grounds and adjoining the site that are subject to a Tree Preservation Order, but the works are not within a relevant distance to justify additional information to support the development and there is vehicular access, parking and storage locations in close proximity to the development that would reduce the likelihood of any detrimental impact to the trees, as indicated in the Tree Survey (GAA drawing reference 22-038-05).

The development would not have a detrimental impact to trees and would be in accordance with policy DM8 of the Core Strategy (2011).