HAVANT BOROUGH COUNCIL

APPLICATION No.	APP/22/001170
LOCATION	Trevanion, 1 Beach Road, Emsworth, PO10 7JS
PROPOSAL	Erection of part single storey, part two storey rear/side extension including balcony; erection of front single storey side/front extension; erection of two storey front extension with dormers; roof alterations; and associated works.
RECOMMENDATION	Approve, subject to conditions
DATE	17th 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 application has submitted a Arboricultural Impact Assessment and Tree Schedule (AIA.BR.0810.V1), Arboricultural Method Statement (AMS.BR.0810.V1), Tree Constraints Plan (TCP.BR.0810.V1) and Tree Protection Plan (TPP.BR.0810.V1) that accompany the revised Proposed Ground Floor Plan (22032-PL-603), which indicates the car port to the front of the property has been removed. The works should be carried out in accordance with the information submitted and should be secured by condition.

The supporting information provides appropriate measures to protect the trees on the site and proposed works are not considered to have a significant detrimental impact on the overall amenity value of the trees. An additional condition should be secured to ensure that the front driveway is replaced with a suitable 'no dig' special surface. Both the AIA.BR.0810.V1 and AMS.BR.0810.V1 explain how this can be achieved, but the details of a new front driveway should be secured by condition.

The proposed works, subject to the conditions listed below would ensure the protection of the trees on and off site and would be in accordance with Policy CS16 and DM8 of the Havant Core Strategy (2011).

Recommended Conditions:
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 the Arboricultural Impact Assessment and Tree Schedule (AIA.BR.0810.V1), Arboricultural Method Statement (AMS.BR.0810.V1), Tree Constraints Plan (TCP.BR.0810.V1) and Tree Protection Plan (TPP.BR.0810.V1).
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.

c) Tree Protection – Root Protection Area:
Prior to commencement of development details of a ‘no dig’ special surface to the front driveway with a three dimensional cellular confinement system, as recommended by BS5837:2012, with a final surface to be suitable and as recommended by the manufacturer, which is porous and able to protect the rooting areas of trees on site and of the neighbouring properties to 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.