

HAVANT BOROUGH COUNCIL

APPLICATION No.	APP/23/00645
LOCATION	6 Netherfield Close, Havant, PO9 2TG
PROPOSAL	Single storey rear extension.
RECOMMENDATION	No objection, subject to conditions
DATE	3 rd 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 seeks single storey rear extension that would be within the Root Protection Area (RPA) of three trees to the rear of the property, two being subject to TPO 0136.

The application includes an arboricultural implications assessment that concludes that none of the trees will be harmed during the construction of the development. The size of the extension relative to the RPA, and its distance from the trunk of each tree, would support this view.

However, if the officer were minded to grant permission for the application, details of tree protection measures should be secured by condition prior to commencement. There is insufficient information to justify why ground protection or protective fencing along with measures to avoid leachate of the foundations should not be provided to safeguard the amenity value of each tree in accordance with British Standards (BS) 5837:2012 – Trees in relation to design demolition and construction – Recommendations.

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

Recommended Conditions:

Approval subject to the following conditions;

a) 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. The details of the method statement must include an assessment of the long term impact of the adjacent trees that could have a detrimental impact on the development and provide recommendations for pruning works to be undertaken that would retain the high amenity value of the trees.

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.