

HAVANT BOROUGH COUNCIL

APPLICATION No.	APP/23/00129
LOCATION	21 Bound Lane, Hayling Island, PO11 9HU
PROPOSAL	Loft conversion with hip-to-gable conversion and front /rear pitched roof dormers. Extended porch to facilitate utility room. New external garage building to the front of the property.
RECOMMENDATION	Approve subject to conditions.
DATE	29 th August 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 garage and extended driveway area would all have an impact on the trees at the front of the property, listed as T01 and T02 on the amended Tree Retention and Protection Plan (LLD2888-ARB-DWG-020 Revision 01 submitted 24.08.2023). Neither tree is subject to a Tree Preservation Order (TPO) nor is the site within a conservation area, but both have a high amenity value and make a significant contribution to the landscape character of the area.

The trees to the north of the site, within the garden of 1 Austen Gardens, are also considered within the supporting arboricultural reports (Existing Tree Schedule LLD-2888 Rev 01 18.07.2023 and Arboricultural Impact Assessment and Method Statement Rev.01 July 2023).

The collaborative working with the applicant and agent is to be commended and the proposed amended scheme has reduced the impact on the Root Protection Area (RPA) of both T01 and T02. The original driveway entrance has been retained, the proposed garage has been repositioned to have a reduced impact on the RPA of T01 and extent of the driveway has been reduced to limit the impact on the RPA of T02. The amendments would alleviate the initial serious concerns of the impact on the RPA of both T01 and T02. If the officer were minded to grant permission for the application, tree protection measures should be secured by condition for the application to be in accordance with Policy CS16 and DM8 of the Havant Core Strategy (2011).

The supporting Arboricultural Impact Assessment and Method Statement Rev.01 (July 2023) highlights the intention for a 'no dig' surface to be installed as part of the works and recommends the need for a specialist foundation for the garage to reduce its impact on the neighbouring trees. An option similar to screw pile foundations with a beam structure above ground level to bridge the rooting system of the tree would be recommended. If the officer were minded to grant permission for the application, detail of the design of the foundations of the garage should be secured by condition for the application to be in accordance with Policy CS16 and DM8 of the Havant Core Strategy (2011).

The supporting evidence (Existing Tree Schedule LLD-2888 Rev 01 18.07.2023 and Arboricultural Impact Assessment and Method Statement Rev.01 July 2023) highlight the need to crown lift T02 to 3.5m above ground level by removing only the low tips (diameter no greater than 25mm) as part of the overall works and these works would be considered acceptable and should be secured by condition to be in accordance with Policy CS16 and DM8 of the Havant Core Strategy (2011).

Recommended Conditions:

Approval subject to the following conditions;

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.

Tree protection measures:

Tree protection measures will be undertaken in accordance with the submitted plan 'Tree Retention and Protection Plan (LLD2888-ARB-DWG-020 Revision 01 submitted 24.08.2023) and Arboricultural Impact Assessment and Method Statement Rev.01 July 2023. Any variations to the details of the documents and plans must only be undertaken after the proposed variations have been agreed in writing by the Local Planning Authority.

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 CS11 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

Foundations:

No development other than demolition works shall commence until details of special foundations that will be able to 'bridge' the rooting areas of trees or foundations that can be inserted through the root system without causing harm to the trees of the neighbouring properties 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.

Tree Protection: Foundations - Hand digging excavations:

Any excavation work, including foundations, within the existing root protection area of the neighbouring trees shall be carried out only by hand in accordance with the BS:5837:2012 'Trees in relation to design, demolition and construction Recommendations'. Any roots over 25mm in diameter shall not be severed and if exposed should be packed with sphagnum moss and wrapped with hessian to prevent the entry of rot causing fungi and micro-organisms. No roots shall be left exposed to the air, water, snow or frost for more than two hours without appropriate protection.

Reason: To ensure the trees are not adversely affected by the construction of the development and having due regard to policies CS16 and DM8 of the Havant Core Strategy (2011) and the National Planning Policy Framework.