

HAVANT BOROUGH COUNCIL

APPLICATION No.	APP/23/00086
LOCATION	44 New Brighton Road, Emsworth, PO10 7QR
PROPOSAL	Demolish existing single storey rear extension and replace with a new single storey rear extension. Demolition of existing garage and construction of a replacement single storey side extension to create a games room. Erection of a car port to front.
RECOMMENDATION	Approve, subject to conditions
DATE	12 th 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 draws on a previous application (APP/16/01286) that was permitted in 2017. The application proposes a rear extension within the Root Protection Area (RPA) of a mature oak tree and the agent has submitted correspondence and supporting information to outline how the works would require special foundations to ensure minimal impact to the tree and how works would be undertaken in accordance with British Standards (BS) 5837:2012 – Trees in relation to design demolition and construction – Recommendations.

The application would also involve the installation of a car port and low level wall within the RPA of the mature Cupressus macrocarpa to the front of the property. If the officer was minded to grant permission for the application a condition to secure details of the foundations would be required. The details of the foundations should apply to the rear extension, the car port and the new boundary wall to the south west corner of the site is to be located.

A condition should also be secured for an updated Arboricultural Method Statement and Impact Assessment with a tree survey listing the recommend works to the trees on site. It is presumed the access would require the removal of some of the vegetation adjacent to the north western entrance point and this would relieve the impact of construction traffic in relation to the Cupressus macrocarpa on the western boundary. The authority would advise an updated Tree Protection Plan that accommodates both tree protective fencing and ground protection measures to cover the RPA of the Cupressus macrocarpa to allow the installation of the car port and the low level wall.

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:

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.

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.

c) 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.

d) Tree Protection: Levels:

No development shall take place until details of the levels of the building(s), road(s) and footpath(s) in relation to the adjoining land and highway(s) and any other changes proposed in the levels of the site have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the details as approved under this condition and retained as such thereafter.

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.

e) Tree Protection: Contractor parking/store:

No development shall take place until plans and particulars specifying the following matters have been submitted to and approved in writing by the Local Planning Authority:

(i) The provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development;

(ii) The provision to be made within the site for a material storage compound during site clearance and construction of the development.

Thereafter, throughout such site clearance and implementation of the development, the approved parking provision and storage compound shall be kept available and used only as such.

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.