

HAVANT BOROUGH COUNCIL

APPLICATION No.	APP/23/00281
LOCATION	99 Havant Road, Emsworth, PO10 7LF
PROPOSAL	Variations of conditions 4 and 5 of planning permission 05/51618/001 (Change of use of property from residential to mixed use residential (use Class C3) and day nursery (use Class D1)) relating to number of attendees (increase in children from 28 to 39) and use of outside play area (in terms of time used and number of children using it).
RECOMMENDATION	Approve, subject to conditions
DATE	17 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 seeks to vary the conditions for the site which would result in a change in car parking arrangements to the front of the property.

The agent has submitted supporting information that replicates the measures agreed with the previous application (05/51618/001) concerning car parking and the impacts on the trees to the front of the property.

The proposed works, subject to the conditions 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) **Parking Construction Details:**

Tree protection measures will be undertaken in accordance with the submitted plan 'Construction Details 1&2' Feb 06 4176 drawing no.12 Revision B' and implemented to the parking bays labelled 4 and 5 on the western boundary of the site and the area of the turning circle highlighted on the submitted document 'Parking Layout'. The only amendment to the submitted plans would be replacement of concrete block stretchers to wooden sleepers. 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.