

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	Objection.
DATE	25 th April 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, extended driveway area and repositioned entrance gates to the site from Bound Lane would all have an impact on the trees at the front of the property, listed as T01 and T02 on the Tree Retention and Protection Plan (drawing LLD2888-ARB-DWG-020 Rev 00). 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 but it appears that one tree is absent from the reports, which is subject to G2 of the 2026 TPO. Given its size and potential root area, it should be included within the drawings for Tree Protection Measures, even if it proves the tree would not be affected.

The proposed floor area of the garage appears to be approximately 50% of the existing tarmac driveway and therefore the impact of the garage on the RPA of the trees is reduced. Further measures such as adjusting the location of the garage, further to the east, and thereby reducing the impact on RPA would be welcomed.

The supporting Arboricultural Impact Assessment and Method Statement (AIAMS) 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 as a condition of the application.

The proposed works to alter the entrance and driveway to the area surrounding T02 raise two main concerns; the proximity of the repositioned entrance to the trunk; and the overdevelopment in the RPA for the driveway.

The AIAMS recommends a 1.0m radius of undisturbed ground to remain around the base of the tree, but the point of the 1m radius appears to have been applied from a centre point of the tree rather than the outer trunk of the tree and root flare. The stem diameter is 697mm and therefore a recommended 1.5m radius from the centre point of the tree should be applied to allow maximum protection for the tree. This would need to be reflected in amended drawings.

Whilst the proposition of the 'no dig' construction method is welcomed, to minimise the impact on the trees, the extent of the existing lawn area to be constructed as a driveway is considered inappropriate. A preferred option would be to reduce the area of the lawn to be converted to a driveway to ensure a

larger proportion of the RPA would remain undisturbed. Whilst 'no dig' is welcomed, not disturbing the surface is the preferred approach and due to the amount of disturbance within the RPA, of both the driveway and the repositioned entrance, the cumulative impact of the proposed works to tree would be detrimental to its health and therefore would not be in accordance with policy DM8 of the Core Strategy (2011).

The tree (T02) has a significant amenity value, and the proposed drawings should be amended to minimise the detrimental impact to the tree. Amended drawings would be welcomed.

A final reflection is the principle of the garage to the front of the property and how this changes the local design standard for the street, which is characterised by dwellings set back from the road side with a garden separating the property from the road. The potential development of a garage to the front of the dwelling and the increase in hardstanding, to become the dominant landscape feature to the front of the property, would appear contrary to the local design of the area and the criteria of Policy CS16 of the Core Strategy (2011).

Recommended Conditions:

Objection due to the lack of information of the neighbouring oak tree to the north of the application and subject to TPO 2026.

Objection for the layout and siting of the proposed development that would result in trees, important in the local landscape, being located so close to the development as would be likely to result in significant physical damage to the trees, thereby diminishing the health, appearance and longevity of the same. It is therefore contrary to policy DM8 of the Havant Borough Local Plan (Core Strategy, 2011) and the National Planning Policy Framework.

If minded to grant the application, conditions on the following matters would be recommended; pruning works , to ensure the pruning works (Condition reference J01), tree protection measures (Condition reference NC22, J11, J13), foundations (Condition reference J16, NC13), materials (Condition reference J17, B43), construction management (Condition reference NC10, B53, B54, C14), levels (Condition reference NC16, B24) and drainage (Condition reference B14).

Please Note –

Slight amended condition NC22 – Tree Protection - No development, including site clearance, shall commence on the site until all [trees and hedgerows] that are to be retained within or adjacent to the site have been enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction Recommendations' as shown on approved drawing no. The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period.

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 CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Slightly amended condition B14 - No development hereby permitted shall commence until plans showing, in relation to the existing trees and other vegetation proposed to be retained, the layout of all surface water drainage and other underground services proposed to serve that development have been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard against undue damage to existing trees and/or other vegetation at and in the vicinity of the site and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.