

---

Site Address: 1A Ranelagh Road, Havant, PO9 1NR  
Proposal: Fell 1 No Bay Laurel tree within Conservation Area of Brockhampton.  
Application No: APP/21/00358 Expiry Date: 25/05/2021  
Applicant: Mr C Bennett  
Agent: Case Officer: Andrew Skeet  
Ward: St Faiths

Recommendation: **RAISE NO OBJECTION**

---

## **1 Site Description**

1A Ranelagh Road, Havant, PO9 1NR

## **2 Planning History**

GEN/10/00674 - Proposed residential development, ,14/01/2011 09:52:16  
APP/13/01267 - Application for non-material amendment to Planning Permission  
APP/12/00772 to revise front boundary position of houses fronting Ranelagh Road  
and increase width of footway adjoining those houses., PERM,14/01/2014  
APP/14/01262 - Discharge of Condition No/s 2, 4, 5, 6, 9, 10, 11, 12, 13, 14, 15, 16,  
17, 18, 19, 20, 21, 22, 23, 24, 25, 32, 33, 36, 37, 40, 41 and 42 of Planning  
Permission APP/12/00772., ,20/03/2018  
APP/15/00894 - Variation of Condition 43 of Planning Permission APP/12/00772 to  
amend approved plans in relation to Plot 16 (house type)., WD,02/02/2016  
APP/15/01426 - Erection of 5No. two storey houses comprising 1No. 2 bed house,  
2No. 3 bed houses and 2No. 4 bed houses, construction of hard surfacing for car  
parking and access. , UNK,  
APP/15/01427 - Erection of 12No. terraced houses comprising 4No. 2 bed houses  
and 8No. 3 bed houses, construction of hard surfacing for car parking and access.,  
UNK,  
APP/15/01428 - Erection of 5No. 2 bed two storey houses and 1 No. 3 bed house,  
construction of hard surfacing for car parking and access., UNK,  
APP/16/00277 - Erection of 16 dwellings comprising of 8No. 2 bed houses and 8No. 3  
bed houses. , UNK,  
APP/16/00380 - Variation of Condition 43 of Planning Permission APP/12/00772 to  
enhance the viability of the site (Plot 16 now Plot 1, Plot 71 now Plot 2 and Plot 76  
now Plot 3)., PERM,16/09/2016  
GEN/16/01062 - Confirmation of compliance with conditions under permission  
APP/12/00772, including contamination conditions 6, 7, 8 and 9, and confirmation that  
obligations under the related S106 dated 30.7.13 have been complied with and  
discharged., UNK,15/11/2017  
GEN/17/00020 - Proposed erection of a log cabin in the rear garden.  
, UNK,  
APP/17/00402 - Application for Non-material change to Planning Permission  
APP/16/00379 relating to the removal of the top storey accommodation and  
associated dormer windows for plots 1 and 2.

, PERM,18/05/2017

APP/17/00407 - Removal of hedgerow in rear garden, within Conservation Area of Brockhampton., WD,24/04/2017  
 GEN/18/01004 - Confirmation all obligations in Deed of Agreement dated 26/10/16 complied with. Confirmation all conditions in Planning Permission APP/16/00379 complied with., ,11/10/2018 11:23:54  
 APP/18/01071 - Application to vary Section 106 Agreement dated 30.07.13 in relation to Affordable Housing provisions (paragraph 6.15 default under any legal charge or mortgage provisions)., PERM,31/01/2020  
 GEN/19/00105 - Request for confirmation that all financial and non financial obligations have been complied with relating to agreement dated 30/07/2013/ Confirmation that all financial and non financial obligations in Deed of Variation dated 15/09/16 have been complied with. Confirmation that CIL Notice dated 16/06/17 has been settled., ,26/02/2019  
 GEN/19/00106 - Confirmation that all conditions relating to APP/13/01267 have been discharged. Clarification that APP/12/00772 has been superseded by APP/16/00379 and, if not, what conditions are still outstanding. Confirmation that no contamination was found to be present on site pursuant to condition 6 of APP/16/00379., ,07/02/2019 14:44:05  
 GEN/19/00621 - Demolition of front boundary wall and creation of drive., UNK,  
 GEN/20/00073 - Proposed driveway., ,25/02/2020 09:40:43  
 APP/21/00187 - Proposed new driveway and gate., ,

### **3 Proposal**

Fell 1No Bay Laurel tree within Conservation Area of Brockhampton.

### **4 Policy Considerations**

National Planning Policy Framework  
 Havant Borough Council Borough Design Guide SPD December 2011  
 Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011  
 DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.  
 Conservation Area: Brockhampton

## **5 Statutory and Non Statutory Consultations**

**Conservation Officer**

**Councillor D Guest - St Faith's**

**Councillor J Branson - St Faiths**

**Councillor T Pike - St Faith's**

**Landscape Team, Havant Borough Council**

Planning Application APP/21/00358 1A Ranelagh Road, Havant, PO9 1NR

Fell 1No Bay Laurel tree within Conservation Area of Brockhampton.

From a landscape perspective we have no adverse comments in relation to this application.

Kind regards,

Harry Mitchell CMLI  
Chartered Landscape Architect  
Havant Borough Council

## **6 Community Involvement**

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 8

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 1

| <b>Comment</b>                                                   | <b>Officer Comment</b> |
|------------------------------------------------------------------|------------------------|
| We are neighbours of No. 1A and fully support their application. | Noted.                 |

**Summary:**

**Comment:**

## **7     Planning Considerations**

7.1     This large mature – but unremarkable – Bay is situated right in the corner of the front garden of 1a, where an ancient brick side boundary wall meets the modern brick front boundary wall. The ground level on the inside (south side) of the front wall is 500mm or so higher than on the outside (north) meaning that the root mass of the bay is able to exert an outward force on the wall which is not much more than 1m high. The front wall is cracking in several places at this corner and it would be difficult to argue that this was not due to the steady expansion of the base and root mass of the bay. The side wall is also badly damaged, though this is probably in part due to dilapidation with age.

1 comment has been received from a neighbour, in support of felling.

Havant BC Landscape Architect has stated no adverse comments.

## **8     Conclusion**

For the reasons given above the Bay is not a suitable specimen to be made the subject of a TPO therefore no objection should be raised to this proposal.

---

## **9     RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **RAISE NO OBJECTION** for application APP/21/00358