# Havant Borough Council

Date Inspected: 5th December 2017

**Planning Officer:** Mrs D Haywood

**Planning Application Ref:** **APP/17/00536**

**Location:** **112 London Road, Wvlle PO8 8HB**

**Description of works:** Planning Permission Granted APP/16/00311-Req to Discharge Cond 6.

**Comments On Application:**

- This project has been assessed by HBC Planners to be suitable for redevelopment and has been granted approval subject to submission of an AMS & TPP.
- The site appears to have been almost completed and there is a retaining wall several metres from the Oak [the tree is on the road frontage (which is the only vegetation remaining)]
- The main frontage area to the dwelling [where the garage is proposed] is at a much lower level and has been set out to a consolidated car parking area with hard core present and cars and trucks parked on it as well as building materials stored within this zone.

**Conclusions:**

- It is difficult for me coming to this project late on and with a bare minimum of information supplied to me to work with.
- I have a copy of Betts Ecology Tree Report which is a very general and loose and non-specific and frankly inadequate version of an AMS - and it was written back in January 2017.
- My first instinct here would be to ask for an up to date AMS & TPP relative to the current site situation.
- However, from what I have seen on site of an area sunk down lower than the tree and clearly a lot of excavation work has been carried out in this zone and the ground now consolidated and compacted there seems little point in treating it as 'virgin' ground and requiring them to jump through hoops.

**Recommendations:**

- My advice under these circumstances would have to be to discharge the Condition and allow them to construct the garage block.

Bernie Harverson

Consultant Arboriculturist