
Site Address: 15 Langstone High Street, Havant, PO9 1RY
Proposal: Reduce overhanging limbs to southern sector of 1No. Willow back to boundary line with No. 17. Within Conservation Area of Langstone.
Application Type: Conservation Area Tree
Application No: APP/23/00918 Expiry Date: 22/03/2024
Applicant: Mrs C Russell
Agent: Mr D Crasweller Case Officer: Tree Officer
 DJC Tree & Garden Services
Ward: St Faiths

Recommendation: **RAISE NO OBJECTION**

1 Site Description

15 Langstone High Street, Havant, PO9 1RY

2 Planning History

02/62186/002 - Conservatory to rear (north) elevation., PERM,29/04/2002
97/62186/000 - Demolition of existing attached outbuilding and construction of single storey extension and detached outbuilding, PERM,19/08/1997
97/62186/001 - Proposed demolition of existing outbuildings (attached and detached), PERM,19/08/1997
04/62186/003 - First floor extension to rear (north) elevation., REF,19/07/2004
GEN/10/00309 - Change 10 year old barn in garden into a dwelling, either a granny annex, or a holiday home. , ,29/06/2010 09:02:00
GEN/11/01256 - Proposed conversion of barn to holiday accommodation/granny annexe, NPW,14/09/2011
GEN/12/00187 - Proposed replacement windows to Listed Buildings, ,01/06/2012
GEN/12/00612 - Replacement windows. , ,01/06/2012
GEN/13/00467 - Painting of side external wall., ,04/06/2013 10:40:04
GEN/17/00630 - Pre-application advice from Conservation Officer relating to extensions and alterations, ,05/07/2017 17:07:34
GEN/21/00935 - Langstone FCERM Scheme-development of the detailed proposals and required assessment work., ,
APP/22/00649 - DOC re APP/18/00897, UNK,
APP/22/00855 - DOC, UNK,

3 Proposal

Reduce overhanging limbs to southern sector of 1No. Willow back to boundary line with No. 17. Within Conservation Area of Langstone.

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

Havant Borough Local Plan (Allocations) July 2014

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Langstone

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

Conservation Officer

Councillor Gillian Harris

Councillor Imogen Payter

Councillor Phil Munday - St Faiths

Landscape Team, Havant Borough Council

No landscape objection.

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: 3

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment

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Summary:

Comment:

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- Whether the degree of pruning works requested would undermine the amenity value of these trees and whether this could also be harmful to their ongoing health and vitality

7.2 The report relates specifically to assessing the proposed works rather than generally inspecting the tree's health and condition in any great detail.

7.3 The Council seeks to protect tree coverage in the Borough, but when considering a section 211 notice the Council must consider the impact of the proposed works to the amenity value of the tree and its contribution towards preserving and enhancing the character and appearance of the Conservation Area to determine if it justifies protection by a TPO. In this case, the relative merits of T1 willow do not merit further protection.

7.4 When considering the amenity value, the Council is advised by National Planning Practice Guidance (PPG) 'Tree Protection Orders and Trees in Conservation Areas'. The PPG state a number of criteria for the Council to consider, which include visibility, size and form, future potential, rarity, cultural/historical value, relationship with the landscape and contribution to the character and appearance of the Conservation Area.

7.5 The proposed works would not have a detrimental impact on the character and appearance of the Conservation Area and would be in accordance with Policy CS11, CS16 and DM8.1 of the Core Strategy (2011).

8 Conclusion

Raise No Objection

9 RECOMMENDATION:

That the Head of Place be authorised to **RAISE NO OBJECTION** for application APP/23/00918

(A)

(B) for the following reasons/subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Reason: - To ensure provision of a satisfactory development.