

Chichester Harbour Conservancy

www.conservancy.co.uk

APP/15/01263

71 Langstone Road Havant PO9 1RD

Reduce 1 No. Magnolia height by 1.5m and sides by 0.6m within Conservation Area of Langstone

PLANNING POLICY FRAMEWORK

NPPF paragraphs - 14, 115, 109 & 128; **NPPG** – ID's 8, 21a; **Havant Local Plan (2011)** – Policies CS11, CS12, DM8, DM9, DM20; **Chichester Harbour AONB Management Plan 2014-2019**: NC1, HE1: **Design guidelines for new dwellings and extensions in the AONB (p.3)**; **CHC Planning Guidelines (updated 2011-2013)** – B3.

CHICHESTER HARBOUR CONSERVANCY'S COMMENTS

A site visit was made 19.11.15. The site was viewed from the adjoining public highways.

The site is within the Langstone Conservation area where trees are a positive feature in the Conservation Area. The site is within the defined urban area, within an established residential curtilage, surrounded by other built form.

The Magnolia is not really visible to the general public owing to the site boundary walls and appears to have been lopped recently in any case. The Conservancy even wonders if it might legally be classed as a tree, as the stem does not appear to be greater than 12cm in diameter.

In conclusion, these works would have no detrimental impact on the AONB, nor the ecological designations within the Harbour.

DATE CONSIDERED

23/1/15

CONSIDERED BY

Chichester Harbour Conservancy Officers under delegated powers.

RECOMMENDATION

No objection.

Yours sincerely

Steve Lawrence MRTPI
Planning Officer (Mon/Thurs/Fri)(Job share with Mrs Linda Park MRTPI)
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AONB Family