HAVANT BOROUGH COUNCIL

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| **APPLICATION No.** | APP/24/00004 |
| **LOCATION** | 38B Lone Valley, Waterlooville, PO7 5EA |
| **PROPOSAL** | Construction of loft conversion with associated works. |
| **RECOMMENDATION** | No objection, subject to conditions |
| **DATE** | 29th January 2024 |

**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 application seeks a loft conversion that would be in the grounds of a tree subject to TPO 1336 and there are several surrounding trees in the proximity of the driveway.

Whilst the works to undertake the loft conversion would not have any direct impacts on the surrounding trees, consideration should be given to the potential indirect impacts to the trees. The principal concern is the access to the property that will be required by vehicles and the potential need to appropriately prune branches of the trees to enable sufficient clearance.

It would be beneficial to confirm with the applicant if any pruning works are required to the surrounding trees to ensure suitable access to the site and if so if these should be agreed prior to works commencing on site.

If the officer were minded to grant permission for the application, details of tree pruning works should be secured by condition prior to commencement.

The proposed works, subject to the conditions listed below would be in accordance with Policy CS16 and DM8 of the Havant Core Strategy (2011).

**Recommended Conditions:**

Approval subject to the following conditions;

1. Tree protection measures:

No development, including site clearance, shall commence on the site until details of any required tree works have been submitted to and approved in writing by the Local Planning Authority. Any tree works must be undertaken in accordance with the recommendations in British Standard BS3998:2010 (Recommendations for Tree work).

**Reason:** To ensure the continuity of amenity value afforded by the trees in question and having due regard to policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.