
Site Address: Heath Mansion, 136 London Road, Waterloooville
Proposal: 1No. Oak (T1) - Reduce limbs overhanging No. 134 London Road back to boundary. Crown lift to 5m on southern side. Crown reduce southern side by 4 m leaving spread of 12 m. Subject to TPO 1899.
Application Type: Works to TPO Tree
Application No: APP/22/01016 Expiry Date: 25/01/2023
Applicant: Mr Keith Robinson
Agent: Mr Jay Case Officer: Tom Gregory
The Planning Service
Ward: Stakes

Recommendation: **REFUSE TPO CONSENT**

1 Site Description

Heath Mansion, 136 London Road, Waterloooville

2 Planning History

07/53680/001 - Demolition of existing bungalow and erection of 5no. 2 bedroom retirement apartments., UNK,
07/53680/002 - Outline Application for demolition of existing bungalow and construction of 5No. 2 bedroom flats with altered access to London Road., S106,27/02/2008
APP/11/00199 - Reserved Matters Application for demolition of existing bungalow and construction of 5No. 2 bed flats with altered access to London Road, relating to appearance, landscaping and scale following Outline Planning Permission 07/53680/002., PERM,28/09/2011
GEN/11/01407 - Construction of 7No. flats (single building) with associated parking and access., ,09/12/2011 16:49:08
GEN/11/01408 - Erection of 6No. detached houses with associated garages, parking & access, ,13/12/2011 16:26:17
APP/12/00095 - Discharge of Condition No/s 4-15, 18, 20, 22 and 23 of Planning Permission 07/53680/002., PERM,11/07/2012
APP/12/00096 - Discharge of Condition No/s 3, 4, 5 and 6 of Planning Permission APP/11/00199., PERM,20/04/2012
APP/12/00292 - Reserved matters application for construction of 5No. 4 bed houses (plots 1-5) with new access to Mountbatten Drive, relating to appearance, landscaping and scale following Outline Permission 08/72338/002., PERM,09/08/2012
APP/12/00187 - Variation of Condition 1 of Planning Permission APP/11/00199 to allow minor revisions to approved plans to include changes to entrance wall and piers; bin store; cycle store; minor resiting of building; eco pond; new dormers to Flat 5; removal of false chimney; new door and windows to Flat 2 and internal changes to Flats 1 and 2., PERM,16/04/2012
APP/12/00752 - Erection of single storey rear extension and subdivision of Flat 2 to create 2No. 1 bed flats (amendment to Planning Permission APP/12/00187)., PERM,12/10/2012
APP/12/01140 - Subdivision of Flat 6 to create 2No. 1 bed flats (amendment to Planning Permission APP/12/00187)., PERM,10/01/2013
APP/22/00255 - Proposed front extension and new entrance., PERM,16/08/2022

3 Proposal

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4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Diana Patrick

Councillor Elizabeth (formerly Dianne) Lloyd

Councillor S Milne

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: 21

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer 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 My inspection related specifically to assessing the proposed works rather than generally inspecting the tree's health and condition in any great detail. I visually inspected the tree from ground level and the following report deals with the relevant issues that have been raised on site, in the application form and from my site observations.
- 7.3 The tree in question makes a positive contribution to local amenity. Reasons provided for the proposed work relate to encroachment into the neighbouring property and the potential for damage whilst planning consent for development is implemented. The proposal is considered extensive and will involve the loss of a significant volume of photosynthetic area, which will have a negative impact on the long term health of the tree and local amenity.

8 **Conclusion**

Refuse

9 **RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **REFUSE TPO CONSENT** for application APP/22/01016 for the following reason

- 1 The tree is a significant feature in the local landscape and appears to be in adequately sound and healthy condition. The tree surgery proposed in the deposited application would result in excessive reduction of the tree's landscape impact and undue detriment to the visual amenities of the locality. [A more appropriate course of action would be through management of the tree's size and impact through a scheme of approved surgery.] It is therefore contrary to policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.