

DELEGATED OFFICER REPORT

Site Address:	Victoria Cottage, Woodgaston Lane, Hayling Island, PO11 0RL		
Proposal:	2No Oaks (T1 and T2) crown reduce overall by 3m, to leave 6m spread and 9m height. Within G26 subject to TPO 0567.		
Application Type:	Works to TPO Tree		
Application No:	APP/25/00116	Expiry Date:	22/04/2025
Applicant:	Mrs Wise		
Agent:	Mr Spratt	Case Officer:	Jamie Gargett
	Skyfell Tree Specialists		
Ward:	Hayling West		

Recommendation: **GRANT TPO CONSENT**

1 Site Description

Victoria Cottage, Woodgaston Lane, Hayling Island, PO11 0RL

2 Planning History

07/63656/000 - Two storey extension to north elevation., PERM,23/10/2007
APP/10/00389 - Extension of time limit for implementation of Planning Permission
07/63656/000., PERM,08/09/2010
GEN/11/00636 - Proposed installation of outdoor wood oven in garden, ,16/06/2011
08:43:51
GEN/12/01058 - Proposed replacement of existing conservatory with brick and tile
extension, ,08/11/2012 10:27:07
GEN/18/00106 - Single storey extension, ,12/02/2018 14:20:17
APP/18/00283 - Prior notification for single storey development extending 4.8 metres
beyond the rear wall of the original dwelling, incorporating an eaves height of 2.6
metres and a maximum height of 3 metres.
, GPDC,17/04/2018
APP/21/00030 - Removal of existing conservatory and addition of single storey front
porch, two storey front extension and single storey rear extension. , PERM,28/07/2021
GEN/24/00264 - Planning permission requirements for a replacement greenhouse in
front . . .13/03/2024 14:03:36

3 Proposal

2No Oaks (T1 and T2) crown reduce overall by 3m, to leave 6m spread and 9m height. Within G26 subject to TPO 0567.

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

Chichester Harbour Conservancy

Councillor Jonathan Hulls

Councillor Paul Gray

Councillor Wilf Forrow

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: 2

Number of site notices: At least one site notice exists - check the number.

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 recommendation relates specifically to assessing the proposed works rather than generally considering the tree's health and condition in any great detail and deals with the relevant issues that have been raised on site and in the application form. The recommendation made within this application is formed from a desktop based examination in line with BS 3998.

- 7.3 The works applied for are to reduce the canopy area of two mature Oaks to reduce the risk of failure due to leaning towards the applicant's dwelling and to also prevent actionable direct nuisance due to damage of the telephone lines.

The works are considered reasonable in this instance.

8 **Conclusion**

Recommend permission.

9 **RECOMMENDATION:**

That the Executive Head of Place be authorised to **GRANT TPO CONSENT** for application APP/25/00116 subject to the following conditions

- 1 The tree works for which consent is hereby granted shall not be carried out otherwise than in full accordance with all relevant content of BS 3998 (2010).

Reason: In the interests of tree health and safety.

- 2 The tree works for which consent is hereby granted shall be carried out and completed no later than one year from the date of this decision notice.

Reason: To control the timing of the works.