
Site Address:	33 Alameda Way, Waterlooville, PO7 5HA		
Proposal:	Fell 1No Oak (T7). Subject to A1 of TPO 0685.		
Application Type:	Works to TPO Tree		
Application No:	APP/23/01007	Expiry Date:	05/01/2024
Applicant:	Amjid Yasin		
Agent:	Edward Caush	Case Officer:	Peter Slegg
	Edward Caush Associates		
Ward:	Purbrook		

Recommendation: **REFUSE TPO CONSENT**

1 Site Description

33 Alameda Way, Waterlooville, PO7 5HA

2 Planning History

APP/13/00999 - Tree works., UNK,
APP/14/00158 - Fell 1No. Ash, 4No. Sycamores and 1No. Scots Pine. Crown raise
1No. Oak to 5m and reduce overhanging branches to eastern sector by 2.5 metres,
within A1 of TPO 0685. , PERM,20/03/2014
GEN/19/00130 - Status of tree adj to property, ,15/02/2019 15:13:45
APP/23/00008 - Internal alterations., UNK,
APP/23/00457 - Retrospective Planning application for a timber frame extension built
on the footprint of an existing Conservatory, PERM,22/09/2023
GEN/23/00597 - Proposed alteration to parking and consolidation of existing single
storey structure to form utility room and to provide wheelchair access to rear garden
via a ramp., ,10/07/2023 11:19:57

3 Proposal

Fell 1No Oak (T7). Subject to A1 of TPO 0685.

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 Husky Patel

Councillor Ms C Diamond - Purbrook Ward

Councillor Ryan Brent

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: 16

Number of site notices: Not applicable.

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 The report relates specifically to assessing the proposed works drawing upon the information submitted with the application.

7.3 When considering the application the local authority is guided by the national guidance 'Tree Preservation Orders and trees in conservation areas'.

7.4 The national guidance that advises authorities when determining an application to protected trees to consider a range of criteria, which include the amenity value of the tree and the likely impact of the proposal on the amenity of the area; whether the proposal is justified, having regard to the reasons and information put forward in support of the application and potential loss or damage likely to arise if consent is refused.

7.5 The application is for works to a mature oak tree subject to TPO 0685. The tree is visible from the surrounding public areas and makes a positive contribution to the amenity of the local area.

7.6 The government guidance advises that the higher the amenity value of a tree and the greater any negative impact of the proposed works on amenity, the stronger the reasons needed before consent is granted.

7.7 The reasons to remove the tree, are due to excessive shading and potential damage to owners vehicles from falling branches and damage to existing fences.

7.8 The issue of light can sometimes be managed by pruning works that sensitively retain the amenity value of the tree. This would be a more appropriate set of works to try and alleviate any light issues whilst retaining the tree. The justification for the works because of it causing excessive shading is not accepted as a reason to remove the tree and would not be in accordance with Policy DM8 of the Core Strategy (2011).

7.9 The applicant also highlights the concerns of potential damage to vehicles from falling branches. Appropriate management of the tree involving the removal of deadwood, and where necessary pruning works, would reduce the likelihood of any damage caused by falling branches and the reason to remove the tree would not be justified and would not be in accordance with Policy DM8 of the Core Strategy (2011).

7.10 The reason to remove the tree because of damage of existing fences would need to be supported with additional information from a relevant engineer, building drainage surveyor or other appropriate expert to justify the works. Alternative options that explore how the fence/boundary treatment could be repaired/re-installed without the removal of the tree should be considered and if this is not possible the reasons why alternative options have been discounted should be submitted along with the additional expert information.

7.11 Whilst there are other mature trees within the vicinity, the proposed work would have a detrimental impact on the amenity value of the area and would not be in accordance with Policy DM8 of the Core Strategy (2011).

8 Conclusion

It is recommended that the works to the tree should be refused consent.

9 RECOMMENDATION:

That the Executive Head of Place be authorised to **REFUSE TPO CONSENT** for application APP/23/01007 for the following reason:

- 1 The tree is an important feature in the local landscape and appears to be in adequately sound and healthy condition. The proposed works would have a detrimental impact to the visual amenity of the locality. It is therefore contrary to policy DM8 of the Havant Borough Core Strategy 2011 and the National Planning Policy Framework