
Site Address: 17 Bracken Heath, Waterloooville, PO7 8RH
Proposal: Fell 1 No Oak subject to TPO 1150.
Application No: APP/19/01211 Expiry Date: 28/11/2019
Applicant: Miss A Sinnett
Agent: Case Officer: Maria Stewart
Ward: Cowplain

Recommendation: **REFUSE TPO CONSENT**

1 Site Description

17 Bracken Heath, Waterloooville, PO7 8RH

2 Planning History

GEN/19/00756 - Single storey side extension., ,01/10/2019 12:38:52
APP/19/00968 - Prior notification for single storey development extending 3.9 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.6 metres and a maximum height of 2.83 metres.
, GPDC,04/11/2019

3 Proposal

Fell 1 No Oak subject to TPO 1150.

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 A Briggs - Cowplain

Councillor D Keast - Cowplain

Councillor Narinder Bains - Cowplain

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: 6

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 This application to undertake work to a tree protected by a Tree Preservation Order relates to the proposed felling of one Oak tree located just outside the rear boundary of the property. It is unclear who owns the tree in question.

The applicants reasons for applying to fell the tree are:

- Poorly maintained
- Root protruding and destroying fence
- Excessive leaf fall
- Builder advised the size of the tree has exceeded the safe height for roots

As far as it was reasonable to see the Oak has good vigour and vitality for its age and species. It is situated approximately 11m from the rear the of the house.

No supporting information has been supplied to give any evidence that the tree is causing any subsidence issues.

It was noted that a buttress root protrudes and extends into the corner of the garden, however the fence could be replaced with care to secure the rear boundary, without detriment to the tree.

Work was recently undertaken by way of limb removal over the garden (without formal permission). This work has already reduced encroachment over the garden area and there was little dead wood within the canopy. Excessive leaf fall is not sufficient justification to warrant the felling of the tree.

8 Conclusion

The tree is considered to have significant public amenity value and the reasons given for the application are not sufficient justification to warrant the felling of this trees as there are other ways of managing and maintaining the boundary and the tree.

9 RECOMMENDATION:

That the Head of Neighbourhood Support be authorised to **REFUSE TPO CONSENT** for application APP/19/01211

(A)

(B) for the following reasons/subject to the following conditions

- 1 The tree is a significant feature in the local landscape and appears to be in adequately sound and healthy condition. Its proposed felling would result in undue loss and detriment to the visual amenities of the locality.
It is therefore contrary to policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.