
Site Address:	182 Stakes Hill Road, Waterloooville, PO7 7BS		
Proposal:	Fell 1No Silver Birch, subject to TPO 1701.		
Application No:	APP/19/00259	Expiry Date:	06/06/2019
Applicant:	Mrs K Appleford		
Agent:		Case Officer:	Adele Poulton
Ward:	Stakes		

Recommendation: **GRANT TPO CONSENT**

1 Site Description

182 Stakes Hill Road, Waterloooville, PO7 7BS

2 Planning History

02/61631/003 - Two storey rear extension., PERM,02/04/2002
97/61631/001 - First floor rear extension, WD,15/09/1997
97/61631/002 - Outline application for the construction of a detached 2 bedroom bungalow utilising existing access from Stakes Hill Road, REF,17/02/1998
96/61631/000 - Conversion of 5 bedroom house into 1 x 3 bedroom and 2 x 2 bedroom residential units, demolition of flat roofed front extension, alterations to the east elevation, replacement single storey rear extension and associated parking and new access, PERM,19/12/1996
05/61631/004 - Single storey rear extension., PERM,04/05/2005
05/61631/005 - Proposed rear single storey extension., PERM,02/12/2005
APP/11/01363 - Crown reduce by 3m and crown raise to 5m 1No. Ash tree (T2), crown reduce by 2m, crown raise 5m 1No. Silver Birch tree (T3) both subject to TPO 1701., PERM,07/10/2011
APP/16/00039 - Crown reduce 1No. Silver Birch(T3) by 1.5m, subject to TPO 1701., PERM,14/03/2016
APP/16/01226 - Two storey side and front extension, conversion of loft space and raising of roof height., WD,09/01/2017
APP/17/00222 - Two storey extension to the front/side and single storey extension to the rear.(Resubmission)., PERM,13/04/2017

3 Proposal

Fell 1No Silver Birch, subject to TPO 1701.

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

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 works to a tree subject to a Tree Preservation Order relates to the removal of one Silver Birch tree, situated in the rear garden of No.182 Stakes Hill Road, Waterloo. The tree subject of this application is mature and in

reasonable condition, however, the tree is not visible in the public domain and has no significant public amenity value. The owners of the property wish to remove the tree due to the excessive debris deposited in the garden which affects the childrens' play area and transmits to the house. As a general rule the question of the management of debris would not be considered an appropriate and valid reason to remove a protected tree, in this instance however and as stated above, the tree has little public amenity value in the local landscape and a refusal of consent could not be defended.

8 **Conclusion**

The removal of the Silver Birch tree situated in the rear garden of No. 182 Stakes Hill Road, Waterloooville is considered not to be detrimental to the visual amenity of the local landscape.

9 **RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/19/00259

(A)

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

- 1 The tree works for which consent is hereby granted shall be carried out and completed no later than 6th June 2020
Reason: To control the timing of the works