
Site Address: Trees to front of 15 Frankland Terrace, Emsworth
Proposal: Crown reduce height of 1No. Ornamental Plum by 2m and laterals by 1.5m; Crown reduce 1No. Maple by 2m. Within conservation area of Emsworth.
Application No: APP/17/01037 Expiry Date: 09/11/2017
Applicant: Mrs L Noon
Agent: Mr M Reed Case Officer: Maria Stewart
 All Tree Solutions Ltd
Ward: Emsworth

Recommendation: **RAISE NO OBJECTION**

1 Site Description

Trees to front of 15 Frankland Terrace, Emsworth

2 Planning History

97/50717/018 - Change of use of parking area to provide garden space and construction of block of 2 no garages and 1 no car space in substitution of 3 no car parking spaces approved under permission ref 91/50717/10, PERM,03/07/1997
96/50717/015 - Amendment to Planning Permission 92/50717/12 dated 24/09/1992 for the construction of one three bedroom semi-detached house, 2 integral garages and one 1 bedroom first floor flat over, PERM,28/03/1996
96/50717/016 - Construction of detached three bed house (incl guest suite) with integral double garage (amendment to Planning Permission 96/50717/15), PERM,23/12/1996
96/50717/017 - Construction of block of 5 No garages in substitution of block of 3 No garages as approved under permission ref 91/50717/10 dated 10/10/91, PERM,19/11/1996
94/50717/013 - Amendment to permission No 26882/3 dated 21.04.88
Additional second floor 1 bed flat & associated amendments to apartment block plots 32-36 & provision of additional parking space, PERM,22/06/1994
92/50717/012 - Amendment to Planning Permission No 26882/3 dated 21/04/88 to allow 2 additional dwellings - a total of 49 dwellings., PERM,24/09/1992
GEN/10/00038 - Planning Permission to replace two first floor windows to rear of property. , 30/04/2010 15:45:52
09/62338/001 - Fell 1No. Hawthorn tree within Emsworth Conservation Area., RNO,22/12/2009
APP/10/00948 - Rear conservatory. , PERM,04/02/2011
APP/11/01830 - Erection of porch to side elevation, REF,24/01/2012
APP/12/00148 - Erection of porch to side elevation. (Revised application.), PERM,03/04/2012
01/66178/000 - Reduce limbs of 2 Willow trees overhanging 18 Frankland Terrace. Both trees are within Emsworth Conservation Area., RNO,10/05/2001
APP/12/00418 - Loft conversion to allow living accommodation at second floor with rear dormer and rooflights to front and rear., PERM,25/06/2012

GEN/12/00667 - Proposed replacement of windows in a Conservation Area.,
,17/07/2012 13:18:28
APP/12/00871 - Discharge of Condition No's 4 and 5 of Planning Permission
APP/12/00418. , PERM,25/09/2012
GEN/14/00244 - Proposed balcony. , ,21/03/2014 11:55:53
GEN/14/00289 - Change of use. , ,31/03/2014 12:50:25
APP/14/00949 - Crown reduce 1No. Willow by 3m to western sector and crown raise
to 4.5m. Within Conservation Area of Emsworth., RNO,13/11/2014
APP/15/00375 - Crown reduce 1No. Willow (T1) by 5m in height and 3m to laterals, to
previous pruning points, subject to TPO 1481., PERM,13/05/2015
APP/16/00290 - Brickwork change to North West Elevation - by reducing the corner to
1.8m high and raking the brickwork to match the existing pitch of the pitched roof.
Glass privacy screen to be 1.8m high to top from balcony decking., UNK,
GEN/16/01065 - Replacement garage door with automatic roller, in Conservation
Area., UNK,

3 Proposal

Crown reduce height of 1No. Ornamental Plum by 2m and laterals by 1.5m; Crown
reduce 1No. Maple by 2m. Within conservation area of Emsworth.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

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: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

Landscape Team - No objection

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: 7

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received:0

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.

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.

This notification relates to an Ornamental Plum and Maple tree located in Frankland Terrace, which falls within the conservation of Emsworth. The trees possess a good level of visual amenity at the end of this cul-de-sac and contributes well to the aesthetic quality of the conservation area.

The base of each main stem is located in a raised flower bed by the roadside and there are no obvious signs of poor basal condition. There are signs of previous pruning works and the crowns are displaying normal vigour and vitality. The Maple is a young specimen that is leaning slightly to the south and has been suppressed by the Plum tree that is located close to its northern sector. The furthest extending branches of the Plum tree are in close proximity to the nearby buildings.

The works would be considered in line with sensible cyclical management which would not detriment their health or their visual amenity. While the trees possess a good level of visual amenity within the street scene, they are poor quality specimens that would fail to warrant protection by way of a TPO. The proposed works would maintain their size for their location relatively close to the properties and would maintain a harmonious relationship between the trees and the residents. Neither would these works detriment the aesthetic integrity of the conservation area.

8 Conclusion

Recommend Permission

9 RECOMMENDATION:

That the Head of Neighbourhood Support be authorised to **RAISE NO OBJECTION** for application APP/17/01037

(A)

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