
Site Address: 51 Bath Road, Emsworth, PO10 7ES
Proposal: Crown reduce south-east and west sectors of 1No. Oak by 2.5m.
Within Conservation Area of Emsworth.
Application No: APP/17/00994 Expiry Date: 23/10/2017
Applicant: Mr Clode
Agent: Mr M Reed Case Officer: Maria Stewart
All Tree Solutions Ltd
Ward: Emsworth

Recommendation: **RAISE NO OBJECTION**

1 Site Description

51 Bath Road, Emsworth, PO10 7ES

2 Planning History

92/57246/000 - Notification of intention to fell Cypress in conservation area, DELG,
07/57246/001 - Conservatory to south and west elevations, balcony to master
bedroom continuing above conservatory. Dormer window to north elevation. Single
storey extension to east elevation. , PERM,30/04/2007
07/57246/002 - New conservatory and extension. Loft conversion. Balcony to master
bedroom., UNK,
08/57246/003 - Notification of intention to prune an Oak tree by 20% within the
curtilage of 51 Bath Road within Emsworth Conservation Area., NPW,24/07/2008
08/57246/004 - Conservatory to south and west elevations, balcony to master
bedroom continuing above conservatory and single storey extension to east
(retrospective). Dormer window to north (increased in size from that previously
approved under 07/57246/000)., PERM,10/11/2008
08/57246/005 - Discharge of Condition No. 2 of Planning Permission 07/57246/001.,
PERM,15/10/2008
APP/10/00708 - Crown reduce (southern sector) by 20% 1No. Oak tree subject to
TPO 1926., PERM,30/11/2010
GEN/11/00425 - Proposed removal of 2 Torbay Palm trees from front garden.,
,14/04/2011 16:33:35
92/57246/000 - Cypress tree, UNK,08/06/1992
GEN/15/00728 - Alleged unauthorised works to tree within conservation area.,
,20/07/2015
APP/16/00078 - Fell 1No. Silver Birch within Conservation Area of Emsworth.,
RNO,01/03/2016

3 Proposal

Crown reduce south-east and west sectors of 1No. Oak by 2.5m. 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

Landscape Team

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: 5

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
From a landscape perspective we have no adverse comments in relation to this application.	

Summary:

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.

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.

The application relates to a mature Oak tree located in the front curtilage of a property in Bath Road, which falls within the conservation area of Emsworth. The tree is located close to the south boundary with the neighbouring property and possesses unrestricted views from the street scene. Therefore the tree represents a high public amenity value.

The base of the main stem is surrounded by shingle and there are no signs of poor basal condition. There is deadwood throughout the crown as well as signs of previous pruning and there is sparse foliage on the northern sector. However the remaining crown appears to be displaying normal vigour and vitality.

The proposed works within the application would go some way to rebalance the crown and provide a reasonable level of cyclical management. This will manage the size of the tree for its location, which is relatively close between the property and the public highway. These works would not detriment the health of the tree or its visual amenity.

8 **Conclusion**

Raise No Objection

9 **RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **RAISE NO OBJECTION** for application APP/17/00994

(A)

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