

Recommendation: **GRANT TPO CONSENT**

82 West Lane, Hayling Island, PO11 0JL

90/55435/000 - Single storey rear extension, PERM,18/10/1990
08/55435/001 - Demolition of 1no. bungalow, erection of 3no. three bed bungalows
and 1no. four bed house., UNK,
APP/12/01014 - Outline application for 1No. detached dwelling with all matters
reserved.
, REF,11/12/2012

Removal of branches overhanging ridge tiles of neighbouring property of 1No. Oak tree, subject to TPO 1872.

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.

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: 13

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 The application requests works to a mature Oak tree located within the front curtilage of a property in West Lane, Hayling Island. The tree is located close to the southern boundary with the neighbouring property. The tree possesses unrestricted views from the street scene and therefore represents a high amenity value to the public.

The main stem is surrounded by undergrowth and other shrubs, therefore a full assessment of the base could not be carried out. There are some crossing branches within the canopy as well as the presence of some deadwood and signs of previous pruning works, however the tree appears to be displaying what is normal in vigour and vitality. The furthest extending branches on the southern sector encroach heavily over the boundary line and close to the neighbouring building.

The application originally requested permission to remove these branches to prevent further damage to the neighbouring roof, however lesser works were negotiated to simply

reduce these branches to create a 2m clearance between the tree and the neighbouring building. As the tree has matured, its proximity to the building is now causing actionable nuisance and the reduction of the offending branches will serve to maintain a harmonious relationship between the tree, the dwellings and the residents. This will not detriment the health of the tree, neither will it unbalance the canopy. Since the reduction of the branches will be on the lower southern sector, where the neighbouring property and other mature trees obscure the Oak from the public's view, the proposed works will not detriment the visual amenity offered to the street scene.

8 **Conclusion**

Recommend Permission

9 **RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/17/00555

(A)

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

- 1 The tree works for which consent is hereby granted shall not be carried out otherwise than in full accordance with all relevant content of BS 3998 (2010).
Reason: In the interests of tree health and safety.
- 2 Reduce branches overhanging 80 West Lane to achieve a separation distance of 2m, 1No. Oak tree, subject to TPO 1872.
Reason: To safeguard the health and well being of the tree(s) and its/their importance in the local landscape.
- 3 The tree works for which consent is hereby granted shall be carried out and completed no later than 14/07/18.
Reason: To control the timing of the works