
Site Address: 21 St Georges Avenue, Havant, PO9 2RU
Proposal: Crown reduce 1No. Oak (T4) by 2m. Subject to TPO 1664.
Application No: APP/17/00975 Expiry Date: 20/11/2017
Applicant: Mr David Caston
Agent: Mr Mitchell Crook Case Officer: Maria Stewart
 M C Tree Care
Ward: St Faiths

Recommendation: **GRANT TPO CONSENT**

1 Site Description

21 St Georges Avenue, Havant, PO9 2RU

2 Planning History

96/51306/005 - Construction of 2m high wall to eastern boundary, REF,07/11/1996
96/51306/006 - Construction of 1.8m high wall and fence to eastern boundary,
(revised application), PERM,15/01/1997
03/51306/007 - Raise crown of an Oak tree to a height of 4 m (T4 of TPO 1664).,
PERM,13/05/2003
89/51306/003 - Two-storey side extension to form garage and bathroom (west side),
UNK,06/03/1989
89/51306/002 - First floor extension over garage, WD,30/01/1989
GEN/15/00301 - Confirmation that tree works were carried out satisfactorily relating to
03/51306/007., ,16/03/2015

3 Proposal

Crown reduce 1No. Oak (T4) by 3.5m. Subject to TPO 1664.

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

Arboriculturalist

County Waste Management

Property Management (formerly County Estates Department) Hampshire County Council

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.

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 relates to mature Oak tree located at a property in St George's Avenue, Havant. The tree is situated in the north eastern corner of the plot and possesses a high visual amenity within the street scene of both St George's Avenue and Castle Avenue which runs parallel to the property's eastern boundary line.

The base of the main stem is surrounded by shrubs and there is Ivy growth on the main stem. Therefore a full assessment of the basal condition could not be made. The dense Ivy extends up the main stem onto the scaffold limbs and there is some minor epicormic growth on the main stem. Within the crown there are signs of some deadwood and previous pruning, however the canopy possesses dense foliage and appears to be displaying normal vigour and vitality.

The originally proposed crown reduction of 3.5m would have been considered excessive and would have had a high risk of sending the tree in to a state of shock

from which it would likely not recover. The tree is in a relatively good condition with a reasonable separation between the dwelling and the furthest extending branches. There are no evidence provided along with the application that the tree is causing damage to the dwelling as stated for the reason for the works. The immediate paving surrounding the main stem shows no signs of being raised as stated. The paving which the application refers to is at a reasonable distance from the tree and it is unlikely to be caused by the root system. Therefore, lessen works were negotiated with the applicant that would provide a reasonable level of management but would not detriment the health of the tree or its considerable amenity value. This would minimise the amount of falling debris onto the residence's driveway and will reduce any shading that the canopy may cause.

8 **Conclusion**

Recommend Permission

9 **RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/17/00975

(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 The tree pruning/surgery for which consent is hereby granted shall not exceed the following: Crown reduce 1No. Oak (T4) by 2m. Subject to TPO 1664.
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 20/11/18.
Reason: To control the timing of the works