
Site Address: 119 Sutton Road, Waterlooville, PO8 8PT
Proposal: Crown raise to 6m, 1No. Common Oak (T1), reduce two laterals towards house by 2m, reduce one lateral over field by 1.5, deadwood where necessary; Deadwood 1No. Common Oak (T2). Both trees subject to TPO 1604.
Application No: APP/17/00806 Expiry Date: 19/09/2017
Applicant: Mr R Arthur
Agent: Mr S Jordan Case Officer: Jamie Gargett
S Jordan Tree Surgery
Ward: Hart Plain

Recommendation: **GRANT TPO CONSENT**

1 Site Description

119 Sutton Road, Waterlooville, PO8 8PT

2 Planning History

00/62164/002 - Crown raise two Oak trees (T3 and T4) within the rear garden of 119 Sutton Road, subject to TPO1604., PERM,14/11/2000
00/62164/001 - Conservatory to rear, PERM,01/06/2000
96/62164/000 - Crown raise 2 Oak trees on western boundary to 4 metres (covered by TPO 1604), PERM,10/12/1996
07/62164/003 - Cut back the 3 lowest eastern aspect branches up to a maximum of 3m a Common Oak tree (T3) subject to TPO 1604., PERM,29/10/2007
GEN/10/00755 - Side and rear extension to the property., ,26/10/2010 14:58:28
APP/10/00824 - Two storey side and single storey rear extension, PERM,18/01/2011
APP/11/00074 - Discharge of Condition No. 4 of Planning Permission APP/10/00824., PERM,10/03/2011

3 Proposal

Crown raise to 6m, 1No. Common Oak (T1), reduce two laterals towards house by 2m, reduce one lateral over field by 1.5, deadwood where necessary; Deadwood 1No. Common Oak (T2). Both trees subject to TPO 1604.

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: 2

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 is in relation to two mature Oaks located in the rear garden of a property in Sutton Road, Waterloo. Both main stems are close to the rear boundary that adjoins fields. While the trees possess restricted views from the street scene due the row of the dwellings obscuring them, the upper crowns can be viewed at a distance between the buildings and above the rooftops. Therefore they contribute well to the tree cover in the area.

The first of the Oaks is located in the northern corner of the property and forms part of the boundary with the neighbouring garden. As such the entire base could not be fully assessed, however there are no obvious signs of poor basal condition on the southern sector that was viewed. The main stem is Ivy clad and has epicormic growth. The crown has a bias towards the property and appears to be displaying normal vigour and vitality. There are signs of previous pruning works and the crown appears to be displaying normal vigour and vitality. The application specifies works to reduce the lateral spread by 2m on the sector closest to the property and by 1.5m on the sector extending over the boundary, as well as crown lifting to a height of 6m over the garden. This would rebalance the canopy's shape and allow more natural light into the garden. These works are considered reasonable to maintain the size of the Oak in a relatively small residential back garden.

The remaining Oak is located further south, close to the rear boundary. There are signs of decay at the base and the crown possesses sparse foliage. There is a large amount of deadwood and the crown has been suppressed by the other Oak to its northern sector. The application specifies deadwooding this Oak which would be considered well within sensible cyclical management for a tree of this condition.

The works within this application would not cause detriment to the health of the trees, neither would they negatively impact the visual amenity of the street scene.

8 **Conclusion**

Recommend Permission

9 **RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/17/00806 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 raise to 6m, 1No. Common Oak(T3), reduce two laterals towards house by 2m, reduce one lateral over field by 1.5, deadwood where necessary; Deadwood 1No. Common Oak (T4). Both trees subject to TPO 1604.
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 19/09/18.
Reason: To control the timing of the works