
Site Address: Happy Bottom, 33 Church Road, Hayling Island, PO11 0NN
Proposal: Crown reduce by 2m 2No.Oak trees subject to TPO 0906.
Application No: APP/17/00370 Expiry Date: 05/06/2017
Applicant: Mr K Wilson
Agent: Case Officer: Jamie Gargett
Ward: Hayling East

Recommendation: **GRANT TPO CONSENT**

1 Site Description

Happy Bottom, 33 Church Road, Hayling Island, PO11 0NN

2 Planning History

00/51593/003 - Crown reduce and reshape by 25% and crown raise 2 Oak trees (T1 & T2) within the rear garden of 33 Church Road, subject to TPO 906., PERM,09/03/2000
99/51593/002 - Detached garage to south of dwelling, PERM,17/05/1999
93/51593/001 - Thin by 20% and raise to 4 metres the crowns of two Oak trees and also trim tree
T1 to clear roof by 2 metres: both trees covered by TPO 906., PERM,10/06/1993
04/51593/004 - Application to crown reduce by 20%, prune 2 metres clear of structure 2 x Oaks subject to TPO 0906., PERM,11/01/2005
06/51593/005 - Erection of bungalow with room in roof., WD,18/12/2006
93/51593/001 - , UNK,10/06/1993
APP/13/00105 - T1 (Oak) - Reduce eastern sector to give 2m clearance from dwelling. Remove 2 lowest branches to western sector (x2) and crown raise to 5m. T2 (Oak) - Reduce canopy by 2m and 5m crown raise., PERM,06/03/2013
GEN/15/00023 - Information relating to 06/51593/005., UNK,
GEN/15/01124 - Erection of a new dwelling in the front garden / or redevelopment of existing dwelling with the addition of front and side single storey extensions, a new garage in the front garden, a new 2m high boundary wall and resiting of the vehicular access on Katrina Gardens , ,17/05/2016 07:49:43
APP/16/00832 - Detached outbuilding in rear garden incorporating double gates to southern boundary. (Retrospective Application)., PERM,16/12/2016
APP/16/01048 - Tree works - 2No. Oaks, WD,20/10/2016
APP/16/01289 - Part 2 storey and part single-storey extensions to north and south elevations, single-storey extensions to both east and west elevations, detached timber garage building to front and new brick boundary walling., PERM,01/03/2017

3 Proposal

Crown reduce by 2.5m 2No. Oak trees subject to TPO 0906.

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: 4

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
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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 These two mature Oak trees are located in the rear garden of a property in Hayling Island. Since a cul-de-sac runs adjacent to the side boundary of the property, both canopies are highly visible from the street scene and contribute well to the amenity value of the area.

The southern most Oak, which is closest to the street scene, has it's main stem surrounded by lawn and shows no clear evidence of poor basal condition. On the main stem several major limbs have been removed with the wounds having occluded well. Within the canopy there is evidence of previous pruning, however the tree appears to be displaying what is normal in vigour and vitality.

The northern most Oak has its main stem in a raised bed with shingle surrounding its base. Similar to the southern Oak, there has been several major limb removals on the main stem and they have also occluded well. The crown is displaying reduced vigour and vitality and there is evidence of previous pruning works. This Oak is closer to the dwelling and the furthest extending branches are in close proximity to the building.

The original application proposed a crown reduction of 2.5m to both trees. While both trees would benefit from a reduction, the specified amount would have been considered slightly excessive, therefore a lesser crown reduction of 2m was negotiated. This would reduce the Oaks back to their previous points and would bring the furthest extending branches away from the nearby dwelling. It would provide a reasonable level of cyclical management and serve to manage the trees' size within a relatively small residential garden. This would decrease the amount of shading to the property and the garden that is currently being experienced. In the instance of the northern Oak, it would extend the tree's useful lifespan since it is already in decline, minimising the risk of sending the tree into a state of shock.

The works within the application would not detriment the overall health of the trees or the amenity value that they bring to the street scene and permission is recommended.

8 **Conclusion**

Recommend Permission

9 **RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/17/00370 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 by 2m 2No. Oak trees subject to TPO 0906.
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 05/06/18.
Reason: To control the timing of the works.