
Site Address: 113 London Road, Cowplain, Waterlooville, PO8 8XJ
Proposal: Crown reduce by 2m where required to reshape leaving a crown spread/radius of no less than 4.5m, 1No. Oak. Subject to TPO 1487.
Application No: APP/17/00997 Expiry Date: 07/11/2017
Applicant: Mr N Harrison
Agent: Mr Farrington Case Officer: Maria Stewart
Ward: Cowplain

Recommendation: **GRANT TPO CONSENT**

1 Site Description

113 London Road, Cowplain, Waterlooville, PO8 8XJ

2 Planning History

93/56320/004 - Demolition of existing bungalow erection of replacement dwelling and detached garage with playroom above., PERM,14/07/1993
91/56320/000 - Redevelopment of site to provide 2 No. 2 bed and 2 No. 1 bed units with associated parking and shared facilities, PERM,30/01/1992
92/56320/001 - Raise crown to 4m, thin crown by 20% max and lightly trim (1m max) north and east sectors of crown of Oak covered by TPO 1487., ZHIS,24/06/1992
92/56320/002 - Two storey block of 3 flats with associated parking., WD,13/07/1992
92/56320/003 - Demolition of existing dwelling and erection of detached four bedroom house with integral double garage., PERM,17/12/1992
APP/11/01597 - Crown thin by 15% 1No. Oak tree (T1) subject to TPO 1487., PERM,07/12/2011

3 Proposal

Crown reduce by 2m where required to reshape leaving a crown spread/radius of no less than 4.5m, 1No. Oak. Subject to TPO 1487.

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: 8

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 relates to a mature Oak tree located in the rear garden of a property in London Road. The tree has heavily restricted views from the street scene due to the building largely obscuring it. Therefore the tree possesses minimal amenity value.

The base of the main stem is situated in a flower bed and there are no visible signs of poor basal condition. There is some minor epicormic growth on the main stem and there is a good clearance between the ground and the lowest hanging branches within the canopy. The northern and southern sectors are in relatively good order with regards their maintenance and there has been minimal regrowth since its last pruning. However the eastern and western sectors are in need of some cyclical management, with the furthest extending branches in close proximity to the dwelling to the east, which is causing some

shading nuisance to the property.

The original application included an overall crown reduction of 2m. However, works to the northern and southern sectors would be considered unnecessary and excessive. Therefore lesser works were negotiated with the applicant to crown reduce the eastern and western sectors only where required by 2m so as to reshape the canopy. This would serve to minimise the shading nuisance and would provide a reasonable level of general maintenance without causing detriment to the health of the tree or to the public's amenity within the street scene.

8 **Conclusion**

Recommend Permission

9 **RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/17/00997

(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 by 2m where required to reshape leaving a crown spread/radius of no less than 4.5m, 1No. Oak. Subject to TPO 1487.
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 07/11/18.
Reason: To control the timing of the works