

Recommendation: **RAISE NO OBJECTION**

39 South Street, Emsworth, PO10 7EG

APP/12/01041 - Crown raise 1No. Cypress to 3m and fell 1No. Crab Apple, both trees within Emsworth Conservation Area. , RNO,07/11/2012
GEN/14/00874 - Replacement windows., ,26/09/2014

Crown reduce height 1No. Cypress by 2m and laterals by 1m, within Conservation Area of Emsworth.

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

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: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

Conservation Officer

Landscape Team

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

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.

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.

This section 211 notice applies to a Cypress tree that is located in the rear curtilage of a property in South Street, which fall within the conservation area of Emsworth. The tree is situated close to the rear boundary line that adjoins another residential garden, with various outbuildings and garages nearby. The tree has heavily restricted views from the street scene due to the terraced row of properties at the frontage and therefore contributes little to the aesthetic quality of the conservation area or to the amenity value of the street scene, however there are distance glimpses of the upper crown from a nearby public car park.

The main stem is set on a raised flower bed on the bank of a pond. The base is surrounded by shrubs and is partially Ivy clad. The crown extends to and abuts the storage building to the north of the garden and the brick shed, which is within the garden, to the tree's southern sector. There is the presence of deadwood within the canopy and signs of it's previous management. There is a secondary scaffold limbs that extends over the storage building. The tree provides a good privacy screen between the adjacent residential gardens on the rear boundary.

The proposed reduction in height of 2m and lateral spread by 1m would serve to reduce any shading nuisance to the gardens nearby and would manage the tree's size in relation to its location within relatively small rear garden. The works found within this application would not detriment the health of the tree, any amenity value of the street scene or the aesthetic integrity of the conservation area.

8 Conclusion

Raise No Objection

9 RECOMMENDATION:

That the Head of Neighbourhood Support be authorised to **RAISE NO OBJECTION** for application APP/17/00343 subject to the following conditions