
Site Address: 17 Alexandra Avenue, Hayling Island, PO11 9AL
Proposal: 1 No Sycamore crown reduction of 2.5m in height and 2.5m in width on all sides (back to suitable growth points) leaving a height of 11m and width of 6m. Tree Subject to TPO 1343.
Application Type: Works to TPO Tree
Application No: APP/24/00234 Expiry Date: 23/05/2024
Applicant: Mr Tambling
Agent: Mr Mansell Case Officer: Tree Officer
Hampshire Tree Services
Ward: Hayling West

Recommendation: **REFUSE TPO CONSENT**

1 Site Description

17 Alexandra Avenue, Hayling Island, PO11 9AL

2 Planning History

93/55236/001 - New four bedroom house and double garage, PERM,04/11/1993
90/55236/000 - Renewal of Outline Application for one detached dwelling with garage (16168/5), PERM,
07/55236/002 - Construction of 1No. detached 4 bedroom house with integral single garage. , PERM,17/12/2007
09/55236/003 - Discharge of Condition No. 2 of Planning Permission 07/55236/002., PERM,11/12/2009
09/55236/004 - Discharge of Condition No's 3, 4 and 5 of Planning Permission 07/55236/002., PERM,09/03/2010
GEN/10/00812 - To change the block paving on the drive to gravel., ,18/10/2010
11:05:24

3 Proposal

1 No Sycamore crown reduction of 2.5m in height and 2.5m in width on all sides (back to suitable growth points) leaving a height of 11m and width of 6m. Tree Subject to TPO 1343.

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

Councillor Brenda Linger - Hayling West

Councillor Julie Richardson

Councillor Paul Gray

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: Not applicable.

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 The report relates specifically to assessing the proposed works drawing upon the information submitted with the application.

7.3 When considering the application the local authority is guided by the national guidance 'Tree Preservation Orders and trees in conservation areas'.

7.4 The national guidance advises authorities when determining an application to protected trees to consider a range of criteria, which include the amenity value of the tree and the likely impact of the proposal on the amenity of the area; whether the proposal is justified, having regard to the reasons and information put forward in support of the application and potential loss or damage likely to arise if consent is refused.

7.5 The tree is an early mature sycamore tree in the front garden of the applicant address and sits well on the frontage. It is clearly visible from the surrounding public areas. The tree has a high amenity value to the local area.

7.6 The reasons for the pruning of the tree is for the management of size and light to the garden.

7.7 The tree is a large species tree, but it does not impede the use of the dwelling. Any pruning works will open pathways for disease and decay and will reduce the amount of photosynthetic area that is available for energy production. In this case, the amounts suggested would result in the loss of a significant volume of live material.

7.8 Sycamore are known to respond vigorously to pruning, and the proposed works will result in a denser canopy margin, less well attached and casting denser shade, so they cannot be recommended as a management technique in this instance.

7.9 There are no concerns recorded about the condition or safety of the tree and it appears to be in good condition.

7.11 In conclusion, there appears no concerns of the health and condition of the tree and insufficient evidence has been provided to justify the removal of the tree.

7.12 The proposed works would have a detrimental impact on the amenity value of the area, and wildlife, and would not be in accordance with Policy CS16 and DM8 of the Core Strategy (2011).

8 Conclusion

It is recommended that the works to the tree should be refused consent.

9 RECOMMENDATION:

That the Executive Head of Place be authorised to **REFUSE TPO CONSENT** for application APP/24/00234 for the following reasons

- 1 The tree is an important feature in the local landscape and appears to be in adequately sound and healthy condition. The proposed works would result in undue loss and detriment to the visual amenities of the locality and local wildlife. It is therefore contrary to policy CS16 and DM8 of the Havant Borough Core Strategy 2011 and the National Planning Policy Framework.