
Site Address:	8 King Street, Emsworth, PO10 7AZ		
Proposal:	Fell 1No Holly within Conservation Area of Emsworth.		
Application Type:	Conservation Area Tree		
Application No:	APP/24/00075	Expiry Date:	13/03/2024
Applicant:	Mrs Harris-Burland		
Agent:		Case Officer:	Tree Officer
Ward:	Emsworth		

Recommendation: **RAISE NO OBJECTION**

1 Site Description

8 King Street, Emsworth, PO10 7AZ

2 Planning History

02/66953/001 - Listed Building application for renewal of rear external staircase and balustrade and painting of south east and south west elevations., PERM,30/07/2002

02/66953/000 - Listed Building Application for internal alterations at ground and first floor levels and minor external alterations including re-building external walls and insertion of new window openings., PERM,18/03/2002

04/66953/002 - Listed Building Consent for refurbishment of existing garage., PERM,08/07/2004

05/66953/003 - Listed Building Consent for repositing of 2No. roof lights for garage, previously approved under Listed Building Consent No. 04/66953/002., PERM,22/07/2005

06/66953/004 - Listed Building Consent for replacement of first floor bay window and front door and columns by front door, which are to be repaired and reinstated. , PERM,14/08/2006

08/66953/005 - Notification to fell 2No. Cherry trees, 2No. Pear trees, re-pollard 3No. Bay trees and fell 1No. Apple tree, all within Emsworth Conservation Area., RNO,19/01/2009

GEN/10/00159 - Alterations to kitchen in Grade 2 Listed property., ,19/11/2012

GEN/10/00485 - Potential alterations., ,12/08/2010 17:22:12

APP/11/01154 - Crown reduce 3No. Holly trees by 0.3m (to previous pruning points) within Emsworth Conservation Area. , RNO,26/10/2011

APP/11/01381 - Listed Building Consent for a railing to the front of the property with a brick base; existing porch roof to be re-leaded and firing added; existing valley gutter to be replaced; proposed brick piers to buttress garden wall; rear double doors to existing garage; existing internal timbers to be treated and replaced and existing loft space insulated., PERM,27/10/2011

APP/12/00032 - Crown thin 1No. Pear tree by 20% and reduce height by 90cm; remove crossing limbs and possible felling of 1No. Cherry tree; reduce height of 6No. Bay trees by 1m to previous pruning points; reduce height of 1No. Pear tree by 90cm and thin by 20%. All trees within Emsworth Conservation Area., RNO,22/02/2012

APP/13/01225 - Cut back to previous pruning points Bay trees (T1 - T3), Holly (T4), Bay tree (T5) and Holly (T6 - T7) all within Emsworth Conservation Area. , RNO,10/01/2014

GEN/14/00006 - Is planning permission required for fitting of Gas AGA in Listed

Building., ,03/01/2014

GEN/14/00018 - Is planning permission required for fitting of Gas AGA in Listed Building., ,10/01/2014

APP/15/01267 - Installation of 16no. solar panels positioned within a roof gulley on the main property. , WD,11/01/2016

APP/15/01268 - Listed Building Consent for installation of 16no. solar panels positioned within a roof gulley on the main property. , WD,11/01/2016

APP/16/00974 - Listed Building Consent for the removal of existing external doors and adjoining windows of the living room at the rear of the property and installation of bi-fold doors. Replacement roof over living room. Removal of existing internal structural column in ground floor living room and installation of goal post structure. (Approved 15/11/2016.) Request to Discharge Condition 2 (07.12.2016)., PERM,15/11/2016

GEN/18/00913 - Refit of kitchen in Listed Building., ,17/10/2018

APP/18/01199 - Alterations to Listed Building including frosting of window on eastern elevation and internally blocking up; replacing kitchen floor with stone; raising lintel in kitchen; and replacing windows on western kitchen elevation to include incorporation of french doors (approved 11/1/19). Request to discharge Condition No. 3 (31.01.19)., PERM,11/01/2019

GEN/23/00026 - Proposed Solar panel installation , UNK,25/04/2023

GEN/24/00023 - Removal of dead holly., ,29/01/2024

3 Proposal

Fell 1No Holly within Conservation Area of Emsworth.

4 Policy Considerations

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

Havant Borough Local Plan (Allocations) July 2014

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

Conservation Officer

Councillor Grainne Rason

Councillor Lulu Bowerman

Councillor R Kennett

Landscape Team, Havant Borough Council

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: 19

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment

Summary:

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 rather than generally inspecting the tree's health and condition in any great detail.

7.3 The Council seeks to protect tree coverage in the Borough, but when considering a section 211 notice the Council must consider the impact of the proposed works to the amenity value of the tree and its contribution towards preserving and enhancing the character and appearance of the Conservation Area to determine if it justifies protection by a TPO.

7.4 When considering the amenity value, the Council is advised by National Planning Practice Guidance (PPG) 'Tree Protection Orders and Trees in Conservation Areas'. The PPG state a number of criteria for the Council to consider, which include visibility, size and form, future potential, rarity, cultural/historical value, relationship with the landscape and contribution to the character and appearance of the Conservation Area.

7.5 The notification holly is located within the Emsworth Conservation Area. It is not recorded as an "important tree" on the Conservation Area Character Appraisal map. There do not appear to be any public views of this small, rear garden tree. In any event, photographs supplied by the applicant show it to be either dead or in such poor health that it would not justify TPO intervention.

7.6 The proposed works would not have a significant detrimental impact on the character and appearance of the Conservation Area and would be in accordance with Policy CS11, CS16 and DM8.1 of the Core Strategy (2011)

8 Conclusion

Raise no objection.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **RAISE NO OBJECTION** for application APP/24/00075

(A)

(B) for the following reasons/subject to the following conditions