
Site Address: 71 Langstone Road, Havant, PO9 1RD
Proposal: Reduce 1No. Magnolia height by 1.5m and sides by 0.6m, within Conservation Area of Langstone.
Application No: APP/15/01263
Applicant: Ms Clarke
Agent: Mr J Petley
Ward: St Faiths

Expiry Date: 17/12/2015
Team: Team 1
Case Officer: Jamie Gargett

Recommendation: **RAISE NO OBJECTION**

1 Site Description

In rear garden of residential dwelling.

2 Planning History

00/00000/000

3 Proposal

Reduce 1No. Magnolia height by 1.5m and sides by 0.6m, within Conservation Area of Langstone.

4 Policy Considerations

Havant Borough Local Plan (Core Strategy) March 2011

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Listed Building Grade: Not applicable.

Conservation Area: Langstone

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy no objection

Landscape Team no objection

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: 5

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

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:

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.

The tree at subject is small magnolia growing in a rear garden and appeared to be showing signs of normal vigor and vitality. The proposed works for this tree would be considered as minor to maintain the tree in the space given at its location. There were previous pruning points visible on the tree of which the tree would once again be pruned back to when going along the guidelines for the work in this application. This should not impact the tree negatively in any way in regards to the public amenity value and the health of the tree.

8 Conclusion

Recommend RNO.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **RAISE NO OBJECTION** for application APP/15/01263