
Site Address: 35 Lovedean Lane, Waterloooville, PO8 8HJ
Proposal: Crown thin 4No. Oaks by no more than 20% (to include the removal of crossing, rubbing and dead branches within the 20%). Subject to TPO 1893.
Application No: APP/21/00947 Expiry Date: 20/12/2021
Applicant: Mr P Willis
Agent: Mr S Amott Case Officer: Maria Stewart
 Amott Tree Surgery Ltd
Ward: Cowplain

Recommendation: **GRANT TPO CONSENT**

1 Site Description

35 Lovedean Lane, Waterloooville, PO8 8HJ

2 Planning History

03/53507/001 - Two storey side extension to the east and detached double garage to rear with garden store and hobby room over incorporating windows to the north elevation., WD,12/06/2003

06/53507/002 - Two storey side and rear extension., REF,24/01/2007

06/53507/003 - Detached double garage. Studio space within roof area., WD,19/03/2007

07/53507/004 - Two storey side extension and single storey rear extension. (Revised application)., PERM,13/08/2007

07/53507/005 - Detached double garage and studio space within roof area. , PERM,18/09/2007

APP/10/00572 - Single storey rear extension. First floor side extension above existing. Porch to side., PERM,30/11/2010

APP/11/00214 - Crown reduce by no more than 2.0 metres overall, crown thin by no more than 15% mainly via the removal of deadwood and rubbing branches and crown raise to no higher than 3.5 metres above ground level to 4No. Oak trees, subject to TPO 1893., PERM,23/06/2011

APP/18/00602 - Change of use of existing one bedroom annex to an independent two bedroom dwelling with associated curtilage and separate vehicular access. Retention of 35 Lovedean Lane on reduced curtilage., PERM,24/10/2018

APP/19/00343 - Change of use of existing one bedroom annex to an independent two bedroom dwelling, to include insertion of window with obscure glazing to rear facing dormer, with associated curtilage and separate vehicular access. Retention of 35 Lovedean Lane on reduced curtilage. (Revised application)., PERM,28/06/2019

3 Proposal

Crown thin 4No. Oaks by no more than 20% (to include the removal of crossing, rubbing and dead branches within the 20%). Subject to TPO 1893.

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 A Briggs - Cowplain

Councillor D Keast - Cowplain

Councillor Narinder Bains - Cowplain

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: 13

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 This application to undertake works to trees protected by a Tree Preservation Order relates to the proposed crown thinning of 4 Oak trees situated in the rear garden and growing in a row on the south eastern boundary with the new development known as Brookland Vale.

The trees were viewed from outside the site therefore a detailed inspection of the bases was not undertaken. The crowns of the trees appeared to have good vigour and vitality and they have been reduced in the past. They have since put on epicormic growth throughout the crowns and the applicant wishes to thin to allow more light through the canopy.

The work proposed seems reasonable and proportionate and will not harm the health or amenity value of the trees. No objections to the application have been received.

8 **Conclusion**

The work proposed will not harm the health or amenity value of the trees therefore permission should be granted.

9 **RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/21/00947 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 works for which consent is hereby granted shall be carried out and completed no later than one year from the date of this decision notice.

Reason: To control the timing of the works.