
Site Address: 51 Kingscote Road, Cowplain, PO8 8QD
Proposal: 1No Oak. reduce canopy back by 4m overhanging 31 Chaplains Ave,
leaving tree 4.5m from the stem, subject to TPO 1983.
Application No: APP/21/01173 Expiry Date: 07/12/2021
Applicant: Mr Amis
Agent: Mr S Amott Case Officer: Maria Stewart
 Amott Tree Surgery Ltd
Ward: Hart Plain

Recommendation: **REFUSE TPO CONSENT**

1 Site Description

51 Kingscote Road, Cowplain, PO8 8QD

2 Planning History

APP/20/00499 - Crown reduce 1No. Oak (T1) by 2M on eastern, western and northern sectors with a finished crown height of approx. 15M and finished crown spread of approx 15M subject to TPO1983., REF,09/10/2020

APP/20/00573 - (T1) Reduce Oak tree by 2m on east, west and north aspects. This is to help keep the tree in balance and reduce overhang into the garden, it will also improve light. This work will still retain and help improve the trees amenity value. Finished Crown Height will be approx 15m and finished Crown spread will be approx 15m., UNK,

3 Proposal

1No Oak. reduce canopy back by 4m overhanging 31 Chaplains Ave, leaving tree 4.5m from the stem, subject to TPO 1983.

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 David Jenner

Councillor E Shimbart - Hart Plain

Councillor P Bains - Hart Plain Ward

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: 8

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
We have no objection to the removal of 4 meters from a very low hanging branch over the shed, in the garden of 31 Chaplains, but do not support the removal of 4 meters from other parts of the tree. I should be noted that just over a year ago the request for a 2 meters reduction was refused. This pruning would not allow more light into the garden or the garage as the tree is not that bushy over the garden of no 31 Chaplains. The actions requested would leave the tree unbalanced and would badly affect the appearance of this mature Oak, which is currently a healthy well balanced tree supporting a natural habit for various wildlife.	Comments Noted. Wildlife is not a factor that can be considered when dealing with an application to undertake works to a tree subject to TPO.

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 work to a tree protected by a Tree Preservation Order relates to the proposed pruning of one Oak tree at the rear of the property and either within the boundary of 51 Kinscote Road or on the boundary.

The tree appeared to have good vigour and vitality for its age and species and no information has been submitted with the application to suggest its condition is poor. The work proposed is to reduce the northern sector of the tree by 4m in order to reduce overhang and increase light levels.

The reduction proposed would unbalance the tree and potentially leave large wounds for decay fungi to enter. Due to the situation of the tree a reduction of the northern laterals is unlikely to increase sunlight in to the garden.

The most significant portion of the canopy in terms of overhang is on its southern sector. A garage has been built under the canopy of the tree and there is virtually no garden left due to this, and the rear being used for parking therefore the tree mainly overhangs the garage. Any dead branches can be removed without the need for a formal application.

8 Conclusion

The work proposed will leave the canopy unbalanced and therefore this work is not considered to be appropriate or proportionate, it is recommended that the application be refused.

9 RECOMMENDATION:

That the Head of Neighbourhood Support be authorised to **REFUSE TPO CONSENT** for application APP/21/01173 for the following reason

- 1 The tree is a feature in the local landscape forming a backdrop to the houses and appears to be in adequately sound and healthy condition. The tree surgery proposed in the deposited application would result in excessive reduction of the tree's landscape impact and undue detriment to the health of the tree and visual amenities of the locality. It is therefore contrary to policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.