

Recommendation: **GRANT TPO CONSENT**

04/51823/007 - Application to crown raise to 2.5 metres 2 Monterey Cypress within Group 1 of TPO 1781., PERM,11/01/2005

05/51823/008 - Part retrospective fencing within grounds of building (not boundary fencing), pathways created, patio re-laid and raised beds near greenhouse., PERM,06/10/2005

07/51823/009 - Remodelling of single storey extension to include the replacement of windows in south elevation with french door. Rendering of external walls and the addition of a new chimney and fireplace., PERM,23/03/2007

07/51823/010 - Listed Building Consent for remodelling of single storey extension to include the replacement of windows in south elevation with French doors. Rendering of external walls and the addition of a new chimney and fireplace. , PERM,23/03/2007

07/51823/011 - Listed Building Consent for replacement windows to west and north elevations. , PERM,24/09/2007

GEN/10/00561 - Fixing leaking roof on Grade II Listed Building., ,16/08/2010 10:48:25

GEN/10/00744 - Roof problems., ,16/08/2010 10:50:38

GEN/11/00390 - Proposed development. , UNK,

GEN/14/00636 - Queries relating to neighbouring properties land which has been sold., ,04/07/2014 14:50:12

GEN/14/00967 - Proposed erection of 1No. single detached dwelling and car barn., ,07/11/2014

APP/15/00017 - Erection of 1No. 4 bed dwelling and detached carport. New access onto Stakes Hill Road., PERM,20/04/2015

APP/15/01299 - Erection of 1No. 4 bed dwelling and detached carport. New access onto Stakes Hill Road. Request to discharge conditions No. 9 and No. 14 of planning permission APP/15/00017 (20/04/2015)., PERM,02/12/2015

APP/15/01424 - Discharge of Condition No/s 1-18 of Planning Permission APP/15/00017., DEL,

APP/16/00376 - Application for non-material change to Planning Permission APP/15/00017 relating to addition of small window to WC, removal of flint work on side elevations and replace with facing brickwork. Addition of solar panels on roof of south elevation., PERM,18/05/2016

GEN/17/00724 - Potential damage to tree during construction works., ,14/06/2017

GEN/18/01040 - Proposed conversion of garage into annexe., INV,
GEN/18/01041 - Constraints on listed building., INV,
GEN/19/00022 - Confirmation that previous works have been permitted, ,22/01/2019
APP/19/00354 - Repair and replace existing boundary fencing and gate. Prune and tidy 2 Monterey Cypress (TPO1781). Crown raise to 2.5 metres and remove from overhead cables., UNK,

3 Proposal

Crown raise 2No Monterey Cypress to 3.5 m over path and 5.5 m over road; and crown reduce by 2 metres leaving 8 metres height. Reduce 11 metres spread by 2 metres leaving 9 metres, subject to G1 of TPO 1781.

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

Conservation Officer

Councillor Diana Patrick

Councillor Elizabeth (formerly Dianne) Lloyd

Councillor S Milne

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: 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.

This application to undertake works to trees protected by a Tree Preservation Order relates to the proposed pruning of two Monterey Cypress growing at the driveway entrance to the property. The trees were viewed from the road.

Because of their size and position they are considered to have significant public amenity value and are a presence in the street scene. They have however, grown excessively over the road, the applicants garden and the neighbouring garden and it is considered necessary to undertake a reduction and crown lift to alleviate the encroachment and provide a better clearance over the public pathway and the road.

No objections to the application have been received.

8 Conclusion

The work proposed is considered to be appropriate and proportionate and therefore permission should be granted.

9 RECOMMENDATION:

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/21/00645 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.