
Site Address: 12 Brent Court, Emsworth, PO10 7JA
Proposal: Reduce crown height and spread of 1no. Oak by 2.5 metres to previous pruning points, subject to G1 of TPO 0945.
Application No: APP/21/00613 Expiry Date: 23/07/2021
Applicant: Mr D Daryanii
Agent: Mr M Reed Case Officer: Maria Stewart
 M Reed & Co Ltd
Ward: Emsworth

Recommendation: **GRANT TPO CONSENT**

1 Site Description

12 Brent Court, Emsworth, PO10 7JA

2 Planning History

93/58143/000 - Remove sub-lateral to east on Oak covered by TPO 945., PERM,
06/58143/001 - Single storey extension to front/side and north-east elevation.,
PERM,21/07/2006
APP/13/00374 - Construction of two storey side extension and replacement shed to rear., PERM,16/08/2013
APP/15/00077 - Crown reduce eastern sector by 3m and north, west and southern sectors by 2m, 1No Oak subject to TPO 0945., PERM,26/02/2015
APP/18/00966 - Crown reduce western sector of 1No. Oak by 2.5m. Subject to A1 of TPO 0945., PERM,08/11/2018

3 Proposal

Reduce crown height and spread of 1no. Oak by 2.5 metres to previous pruning points, subject to G1 of TPO 0945.

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 Julie Thain-Smith

Councillor Lulu Bowerman

Councillor R Kennett

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: 9

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 a tree protected by a Tree Preservation Order relates to the proposed pruning of one mature Oak tree located in the rear garden of 12 Brent Court.

The Arboricultural Officer visited the property to view the tree from the applicant's garden. As far as it was reasonable to see the tree appeared to be healthy although an inspection of the base was not possible due to vegetation around it. It is located to the rear of the property but it still offers public amenity value in the streetscene.

While on site the applicant (and owner of the tree) explained that it was actually the properties at the rear in Maisemore Gardens that were requesting the work but they were not against work being undertaken, however they wish to keep as much screening as possible. It was explained that if permission was granted the owner still has overall control as to whether the work proceeds or not.

The properties at the rear have modest sized gardens and the tree is becoming quite large and overhanging their boundaries. While the work proposed will not provide them with a great deal more light it will give the feeling of more space and light and make the tree seem less oppressive.

The Oak has, in the past, had a lateral reduction, therefore pruning back to the previous pruning points is considered acceptable, a height reduction at this point will enable the tree to be balanced and kept in shape by the tree surgeon.

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/21/00613 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.