
Site Address: 4 Chace Gardens, 141 Stakes Road, Waterlooville, PO7 5PL
Proposal: Crown reduce by 2m 1No, Tulip tree (T1), subject to TPO 1566.
Application No: APP/16/00534 Expiry Date: 13/07/2016
Applicant: Mrs L Stewart
Agent: Case Officer: Jamie Gargett
Ward: Purbrook

Recommendation: **GRANT TPO CONSENT**

1 Site Description

4 Chace Gardens, 141 Stakes Road, Waterlooville, PO7 5PL

2 Planning History

93/51138/004 - Two storey and single storey extensions including other elevational alterations., PERM,21/09/1993
05/51138/005 - Outline application for the demolition of the existing garage and greenhouses on site and the erection of 2 detached dwellings and a new double garage for use by 141 Stakes Road to the north of the dwelling., PERM,01/06/2005
06/51138/006 - Outline application for a single dwelling and detached garage utilising existing access to Stakes Road. , WD,20/07/2006
06/51138/007 - Construction of 2No. detached 5 bedroom houses with integral garages utilising existing access to Stakes Road. , WD,20/07/2006
06/51138/008 - Construction of 2No. detached 4 bedroom dwellings with garages utilising existing access onto Stakes Road. , S106,22/12/2006
07/51138/009 - 1No. 4 bed house with detached single garage., REF,14/03/2008
GEN/12/00222 - Proposed single storey rear extension and/or two storey rear extension, ,14/03/2012 11:45:56
APP/14/00205 - , PERM,28/04/2014
APP/15/01173 - Single storey side extension., WD,14/12/2015
APP/16/00031 - Single storey rear extension and 2No. roof dormers to front elevation., PERM,01/03/2016
APP/16/00289 - Application for non-material change to Planning Permission
APP/16/00031 relating to installation to 3 roof windows in place of 2 dormer windows., PERM,13/04/2016

3 Proposal

Crown reduce by 2m 1No, Tulip tree (T1), subject to TPO 1566.

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

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: 3

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 of this application is a mature Tulip tree in the rear garden of a residential dwelling. It appeared to be showing signs of normal vigour and vitality.

The original work proposed in this application to reduce this tree by 3M would have been too extreme for this tree and therefore the applicant was happy to go with the suggestion to amend the work to 2M. This is more suitable and should not detriment the health of the tree or the public amenity value that it offers.

8 Conclusion

Recommend Permission.

9 RECOMMENDATION:

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/16/00534

(A)

(B) for the following reasons/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 pruning/surgery for which consent is hereby granted shall not exceed the following: Crown reduce by 2m 1No, Tulip tree (T1), subject to TPO 1566.
Reason: To safeguard the health and well being of the tree(s) and its/their importance in the local landscape.
- 3 The tree works for which consent is hereby granted shall be carried out and completed no later than 13/07/17.
Reason: To control the timing of the works