

Recommendation: **REFUSE TPO CONSENT**

Number of neighbour notification letters sent: 37

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 3

Summary: The tree is outside my window. When I moved in the tree was much smaller but has grown too large now. We are not asking for the tree to be removed but cut back to a size from a few years back. If left to grow it will become unsafe and at risk from high winds. I would like consideration given to the natural daylight to my property and the outlook from my window. I understand the need of the TPO but simply ask for the tree to be pruned.

Comment: To prune the tree would ruin its shape and severely detriment public amenity to the street scene.

Summary: I have lived at Norfolk House for 2 years and have watched this tree grow and expand. It is taking away the light from these flats in particular. My friend lives in one of these flats and has hardly any view from window except for the tree. It would be appreciated if you could go ahead with the said works.

Comment: Noted - covered in 7.1

Summary: I wish to state my approval to this proposal. This tree is very close to my window (estimated 10m) and greatly reduces the daylight into my flat. I wish this fact to be taken into consideration when making your decision.

Comment: Noted - covered in 7.1

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.

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 is in relation to a mature Lawson Cypress that resides within the grounds of a residential block of flats. The tree sits on the boundary with Connaught Road and has a special amenity value since it has a significant presence on the street scene. The tree has a strong twin stem union and is displaying what appears normal in vigour and vitality. The base of the tree is pressing on the boundary wall, which was recently alleged to have hit struck by a dust cart, and the root system appears to be lifting the public footpath on the otherside of the boundary wall. During the site visit to the tree, the applicant was advised to arrange yearly inspections with a qualified tree surgeon to assess whether the tree develops any foreseeable risk for this reason. The application requests works to reduce the height of the tree by 3m and the

perimeter by 0.5m for the stated reason of increasing light into the flats nearby. The works will detriment the amenity value of the tree by reducing the canopy excessively and in the longer term only serve to stimulate more aggressive growth in the tree which would have a counterproductive effect on the justification given for these works. Since the tree is located north east of the building, there would be minimal, if any increase in natural light to the flats if works were undertaken.

The works applied for would be detrimental to the public amenity offered by the tree to the street scene.

8 Conclusion

Recommend Refusal

9 RECOMMENDATION:

That the Head of Neighbourhood Support be authorised to **REFUSE TPO CONSENT** for application APP/16/01138

for the following reason

- 1 The tree is a significant feature in the local landscape and appears to be in adequately sound and healthy condition. Its proposed felling would result in undue loss and detriment to the 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 2012.