
Site Address: 71 Langstone Road, Havant, PO9 1RD
Proposal: Crown reduce 1No. Silver Birch by 1m; reduce 4No. Conifers by 1m in height and 0.6m in width; remove 1No. Holly. All within Conservation Area of Langstone.
Application No: APP/15/01022
Applicant: Ms Clarke
Agent: Mr J Petley
Ward: St Faiths

Expiry Date: 27/10/2015
Team: Team 1
Case Officer: Jamie Gargett

Recommendation: **RAISE NO OBJECTION**

1 Site Description

Front and rear garden to a residential dwelling.

2 Planning History

00/00000/000

3 Proposal

Crown reduce 1No. Silver Birch by 1m; reduce 4No. Conifers by 1m in height and 0.6m in width; remove 1No. Holly. All within Conservation Area of Langstone.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Listed Building Grade: Not applicable.

Conservation Area: Langstone

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

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

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.

The conifers are large boundary trees that require a light facing up and levelling off as routine maintenance. The silver birch is quite dominant in the front garden and the works proposed will manage its size in relation to its location. The holly is a pleasant small tree that is visible from the twitten and contributes well to the area despite the limited views. However this is a small tree that is not of a TPO quality and does not meet with TEMPO guidelines - as such it can not be TPO'd.

The works applied for are considered reasonable (although it would be nice to retain the Holly despite the thorned leaves being a problem for the resident) and should not detriment the character of the conservation area or impact negatively on the health of the trees.

8 Conclusion

Recommend RNO

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **RAISE NO OBJECTION** for application APP/15/01022 subject to the following conditions