



Havant
BOROUGH COUNCIL

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To:
Mr S Wilson
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For:

THE TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (TREE PRESERVATION ORDER) REGULATIONS
1999
Refusal of Consent

Application Number: APP/14/00720

Site Address: Norfolk House, 1 Oaklands Road, Havant

Proposed Tree Works: Remove to ground level 1 No. Lawson Cypress (T7), subject to TPO 1122.

Further to your application received on 09 July 2014, Havant Borough Council, as Local Planning Authority, **Refuses Consent** for the above works.

The reason for the Council's decision to refuse consent is:

- 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. [A more appropriate course of action would be through alterations to the wall to allow tree and wall to remain.] It is therefore contrary to policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

In coming to its decision the Council considered the plans and other documents submitted with regards to your application.

Other Important Information:

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning (Trees) Regulations. It does not relate to any other application that may be required under the Town and Country Planning Acts, Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6015.
- (2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.gov.uk/pcs
- (4) In accordance with paragraphs 186 and 187 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

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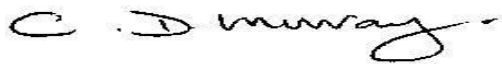
- Offering a pre-application advice service, and
- Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- You were updated about issues after the initial site visit,

- (5) The tree subject of this application has not been inspected for health and safety. It has purely been assessed with regards to impact that the proposed works may have on the amenity value/street scene of the area.

There has been no mention of the tree's condition within the application form.



Mr Chris Murray
Service Manager (Planning Development)

29 August 2014