DELEGATED APPLICATIONS
ASSESSMENT SHEET

APPLICATION No. and SITE: WB/11/0092/TPO

DATE OF VISIT: 24th March 2011

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR CONSULTATIONS: N/A

PROPOSAL, SITE AND SURROUNDINGS

Modern detached 2-storey house with groups of protected trees in front and rear gardens (TPO 31/2003)

Consent is sought to carry out various selective crown lifting works and reductions in spread to a total of 8 trees on the property: 4 Beech. 2 Silver Birch, 1 Japanese Maple and 1 Sycamore.

The reasons for the works are general maintenance.

RELEVANT PLANNING HISTORY

Tree Preservation Order No. 31 of 2003 confirmed on 14th January 2004

RELEVANT SAVED PLANNING POLICIES & NATIONAL PLANNING POLICY GUIDANCE

British Standard BS 3998 (2010) Recommendations for Tree Works

REPRESENTATIONS

Southern Water's agents, who manage the Broadwater Pumping Station to the west of the site, have no comments to make, except that no new tree should be located within 4 metres of the public 18 inch water trunk main crossing the site.

The Borough Arboriculturist supports the application as made.

HUMAN RIGHTS

Article 8 of the First Protocol (Protection or Property) of the Human Rights Act 1998 is relevant to this application. It is accepted that this proposal, if approved, would have some impact on the neighbouring properties. However, it is considered that the level of development proposed would not cause undue harm in terms of additional noise, disturbance and loss of privacy and that, on balance, existing residential quality of life would not be adversely affected as a result of the proposal. Accordingly, it is considered that it is acceptable with regard to Article 8 and Article 1.

PLANNING ASSESSMENT

The proposed surgery to the eight protected trees on this site the subject of this application would be minor in relation to the natural crown form and appearance of the trees, both individually and as groups of trees.

They would tidy the trees, giving them a better shape and appearance and thus enhancing their amenity value.

Subject to the works being restricted to those specified in this application only, and to be carried out within a period of two years from the date of consent, the application is considered to be acceptable.
Conditional consent is recommended.

RECOMMENDATION

Grant consent, subject to:

1. Restrict works: C11M4
2. C1C (iii) – 2 years for completion

Informative: IN7 – Tree surgery

REASON FOR THE RECOMMENDATION: N/A

IS THE RECOMMENDATION CONTRARY TO LETTERS OF REPRESENTATION: Y/N

DELEGATED

Case Officer sign.... [redacted] .....Date: 20th April 2011.....

Authorising Officer sign [redacted] .....Date...26.4.11.....