DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION No./ADDRESS

WB/10/0332/TPO – 14 Valley Gardens

DATE INSPECTED

29th April 2010

THE PROPOSAL AND THE SITE

The application relates to a protected Horse Chestnut tree on the eastern side of the grounds of 14 Valley Gardens.

Consent is sought to remove or reduce the westerly limb adjacent to the house and reduce the height and crown spread of the tree by 1 metre and to clean out the crown.

The reasons for the works are to improve the appearance of the tree whilst removing branches that are touching and overhanging No. 14 Valley Gardens.

The property, a modern 2-storey house built in 2003, is situated in the northern part of Valley Gardens.

RELEVANT PLANNING HISTORY

Tree Preservation Order No. 27 of 2001 confirmed on 12th June 2001

CONSULTATIONS

The Borough Arboriculturist comments:

"The removal of the limb on the west side would result in too large a wound on the tree in relation to its girth, and works here to take it back from the property will largely be covered by the overall slight reduction, but the removal of one secondary branch and further reduction to give 1m clearance to the roof can be supported."

REPRESENTATIONS

None

HUMAN RIGHTS

Article 8 (Right to Respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 is relevant to this application. It is accepted that the proposal, if approved, would have some impact on the neighbouring properties. However, it is considered that the level of development or works 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 in relation to Article 8 and Article 1 respectively

PLANNING ASSESSMENT

The proposed reduction of the Horse Chestnut in height and spread by 1 metre and a clean out would improve the shape, appearance and public amenity value of tree.

As regards removing or reducing the main limb on the west side of the tree to clear the building, removal of the limb is not supported, but as an alternative, the removal of one secondary branch and the reduction of the remaining branches on that side by up to 1 metre, as a continuation of the 1m overall crown reduction work, would preserve the natural form and amenity value of the tree, whilst providing sufficient clearance to the building.

On this basis, the application is considered to be acceptable in public amenity terms, and conditional consent is recommended to be granted.

RECOMMENDATION

Grant consent, subject to:

1. Restrict works
2. Time limit – 1 year

IS THE RECOMMENDATION CONTRARY TO LETTERS OF REPRESENTATION: Yes/No

DELEGATED

Case Officer sign.. [redacted] ate: 7th June 2010....

Authorising Officer [redacted] ate....8.6.2010.....