DELEGATED REPORT

Recommendation Made:

Reference:- 11/00364/TPO **Parish:- Desford Parish Council**

Applicant:- Mr Nunn
19 Station Road
Desford
Leicester
Leicestershire

Location:- 19 Station Road Desford Leicester Leicestershire LE9 9FN

Proposal:- WORKS TO BEECH TREE

Introduction:-

This application seeks approval for works to a Beech Tree which is covered by The Hinckley and Bosworth Borough Council 19 Station Road Tree Preservation Order. This tree is one of five which are protected in the rear garden of the residential plot.

The applicant requests permission to carry out the following works :-

Crown raise above the lawn to provide a 2m clearance
Crown raise above the patio to provide a 3m clearance
Remove rubbing branches and dead branches from the crown

The reasons for these works are to improve the visual appearance of the tree and to allow more light to the patio area at the rear of the property.

Site history

01/00727/TPO REMOVAL OF TURKEY OAK TREE - Permitted
03/00053/TPO REMOVAL OF ONE ATLANTIC CEDAR - Permitted
97/00761/FUL ERECTION OF REPLACEMENT HOUSE AND DETACHED TRIPLE GARAGE - Permitted
04/01092/FUL EXTENSION AND ALTERATIONS TO DWELLING AND ERECTION OF DETACHED GARAGE - Permitted

Consultations:-

No response has been received from Desford Parish Council

The Local Planning Authorities Tree Officer has commented that the crown lifting proposal is reasonable and the removal of dead wood/rubbing branches is acceptable.

Development Plan Policies:-

No policies

Appraisal:-

The main considerations with regards to this application are whether the proposed works will have a detrimental effect on the health of appearance of the tree.

Visual amenity

A boundary fence exists between 19 Station Road and the adjoining properties which partially screens this tree. As such, the proposal to crown raise to provide a maximum of 3m clearance will not have a detrimental

impact on the visual appearance of the tree. The proposal to remove dead wood and rubbing branches will furthermore improve the appearance of the tree.

Health

The proposed works to remove the dead and rubbing branches is considered minor and in line with good arboricultural practice. Works to raise the crown to provide a 2m clearance above the lawn and 3m above the patio will result in only a small amount of reduction to the tree and is unlikely to harm the tree's health.

On balance the works proposed are not detrimental to the health or visual appearance of this tree and will result in more light penetrating the amenity space used by the residents of the property, as such I recommend this application be approved.

Recommendation:- Consent to carry out work to tree(s) protected by a Tree Preservation Order subject to the following conditions:-

1 All works are to be carried out in accordance with British Standards 3998 - 'Works to Trees'.

2 Works are limited to crown raise to provide a maximum clearance of 3 metres above ground level and to remove dead and rubbing branches only.

Reasons :-

1 To ensure the works are carried out in a satisfactory manner.

2 To maintain the health and appearance of the tree and the surrounding area.

Notes to Applicant:-

1 Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.

2 This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section.

3 As from 6 April 2008 this Authority are charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application forms to discharge conditions and further information can be found on the planning portal web site www.planningportal.gov.uk.

4 All works within the limits of the Highway with regard to the access shall be carried out to the satisfaction of the Southern Area Manager (0116 3052202).

Contact Officer:- Nick Cox Ext 5659