

Eastleigh Borough Council Preservation Order and Conservation Area Application Assessment Form

Application Number	T/22/93622					
Surveyor	SK					
Site assessment Date	12/09/2022					
Address	Land to the rear of 3 Robert Place West End, Southampton, SO30 3JY					
Work notification/ request	3 no. Oaks (T7B, T8B & T9B)- Reduction of east-facing crowns by 6 metres to abate nuisance and encroachment.					
Comments/ observations following site visit	Large trees, retained through planning, offsite. They form a green backdrop to the new development. Trees highly visible from public footpath that runs just the other side of them. There is damage to one branch which can be cut back to the nearest good pruning point within common law rights. To remove 6m in width from all three trees would significantly reduce the viability of them and shorten their lifespan by removing a sizeable percentage of their foliar mass and exposing heartwood to the ingress of decay. A light reduction to prune away from the property roof is reasonable, as is the removal of the damaged branch. The clearance over the garden is already to a reasonable height. The trees were of this size and stature at the time of build and purchase, so the constraints they pose should have been foreseeable. There is some encroachment over the boundary at a high level, but the works will do little to improve the amenity of the garden (light/shade at some parts of the day) as the silhouette will be of the same size. Leaf litter is a seasonal nuisance that will not trigger consent.					
Decision	Consent	Refuse	Part consent/ Part refuse	Withdrawn / Invalid	Conservation Area	
					Raise no objection	TPO
			X			
Decision notice	REFUSE: 3 no. Oaks (T7B, T8B & T9B)- Reduction of east-facing crowns by 6 metres to abate nuisance and encroachment. Reason: excessive removal of foliar mass. Offsite trees. CONSENT: 1 x oak nearest property: reduction of east facing crown (one tree only) to clear property roof by 2.5m to good natural target pruning points. Removal of damaged branch (one tree only)					
Conditions	Standard + no right to trespass.					
Notes to applicant	None					
Parish comments	None					

Public objection/ support	Support	Objection	Observation
	0	0	0
Objection/ support consideration	n/a		