

Eastleigh Borough Council Tree Preservation Order and Conservation Area Assessment Form

Application Number	NC/26/101723
Surveyor	AM
Address	42 WINCHESTER STREET, BOTLEY, SOUTHAMPTON, SO30 2AA
Proposed work	1no. Spruce - Dismantle to as close to ground level as possible. Causing damage to summer house. Lifting up floor etc. extremely close to summer house and neighbouring fence.
Assessment Date	30 th July 2026
Officer comments	Trees at this location are protected by the Botley/Winchester Road Conservation Area. The notification spruce is a mature specimen which measures approx. 16m tall x 50cm dbh. It probably originated as a Christmas tree many years ago. The crown is becoming sparse, particularly around the northern segment. The buttresses are in contact with the summerhouse and beginning to cause direct damage. It is alleged that the roots grow beneath the floor and have caused it to become uneven, leading to the doors being difficult to close. Without lifting the floor, I cannot say whether this has been caused by the tree, but the existence of two, large buttress roots which disappear beneath the corner of the summerhouse makes it likely, on the balance of probabilities, that the tree has caused this. The tree is partly visible from Winchester Street but will also be visible from the allotments to the north. As such, it does offer some amenity in the area. Our role is to consider whether tree is of such value that it should be protected by tree preservation order. The Tree Evaluation Method for Preservation Orders (TEMPO) provides guidance as to how this should be considered. My assessment as follows: Part 1: Amenity Assessment a) Condition and suitability for TPO: Optimistically, <i>fair</i> condition, owing to sparse needle coverage – 3 points b) Retention span and suitability for TPO: Has outgrown its context and is causing visible damage to the summerhouse (direct, contact damage of stem) plus potential sub-floor damage caused by incremental root growth – 0 points

	c) Relative public visibility and suitability for TPO: Ultimately large tree but only visible with difficulty from allotments and between properties – 3 points. The zero score at b) prevents the assessment from progressing therefore no consideration can be given to whether it has any special features or how expedient it would be to make a TPO. In light of the above assessment, a TPO would be indefensible therefore I do not recommend the Council objects to this tree works notification.					
Decision	Consent	Refuse	Part consent/ Part refuse	Withdrawn / Invalid	Conservation Area	
					Raise no objection	TPO
					X	
Decision notice	NO OBJECTION					
Conditions						
Notes to applicant						
Parish comments	None.					
Public objection/ support	Support		Objection		Observation	
	5		1		0	
Objection/ support consideration	1. This tree is very visible from my garden and I have worried over the years during very windy conditions that it wasn't very stable and if it fell it would impact on my garden. I also notice that it recently has been looking very sparse and wondered if it was dying. I have no problem with it coming down. 2. No objections, close to the fence 3. This tree is an important part of our landscape and view The summerhouse in question was modernised and updated not long ago and surely any tree roots would have been spotted then? The tree is always full of birds and is of ecological importance We have many bird and bat species that inhabit our gardens and use this tree It also acts as the last sound barrier between our gardens and the new bypass...all the other trees on Jill's and the neighbouring property have been taken down over last few years, this spruce is the last remaining tree between us and the bypass					

	4. This tree is in my garden. Its very old and it and the summer house in front of it have been there for many years. The tree has become a big concern and I'm very worried about it. The needles are dropping of but most importantly the floor of the summer house is rising at the tree end and I can no longer shut the doors. Im worried if the whole summer house keeps warping the roof will be affected. I cant afford now being retired to replace it all. Its causing me to loose sleep. 5. I am aware of the significant damage this tree has made, and is making, to the structure of the owner's summerhouse and support the plan to deal with it accordingly. 6. I live opposite <the tree owner> and the tree looks like it is very thin and many needles look like they are going brown and dropping. I know the owner is worried about it affecting her summer house, as she cannot shut the doors. I have no objection to the tree coming down. AM response: all noted and considered.
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