

Eastleigh Borough Council Tree Preservation Order and Conservation Area Assessment Form						
Application Number	T/24/97194					
Surveyor	Charlotte Holloway					
Address	BROOK HOUSE, 111 HOCOMBE ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5QD					
Proposed work	1no. Oak (T1) - Reduce side growing over garage towards house by 1.5m - 2m back to suitable growth points leaving tree in a natural balanced shape. 1no. Oak (T2) - Remove leaning stem overhanging garden back to the upright stem. Removing limb will improve light and reduce risk of future failure into the garden.					
Assessment Date	15/05/24					
Officer comments	T1 is a mature oak in good vitality situated within the front of the property. It has some visibility from the public highway offering a level of amenity value. The applicant has proposed to reduce the southwestern part of the canopy by up to 2m. This is unlikely to be detrimental to the long-term health of the tree, therefore, is reasonable for the management of the tree within its location. T2 is an early mature oak situated on the northern boundary of the property. The tree has a swept stem; however, this is normal for trees that have grown adjacent to others. The canopy is normal for a tree of this form. The applicant has proposed to remove the main stem of the tree. Works described appear to equate to 'topping' which would expose heart wood and accelerated decay of established trees, negatively impacting their longevity. BS3998 states 'topping should be used only as a last resort for retaining a valuable tree which would otherwise pose an unacceptable risk'. Whilst the applicant has stated that they wish to remove the stem to reduce the risk of failure, however, "<i>written arboricultural advice or other diagnostic information from an appropriate expert</i>", as outlined in Regulation 16(1) of The Town and Country Planning (Tree Preservation) (England) Regulations 2012 has not been provided. The northern aspect of the tree indicates that its removal is unlikely to increase light levels into the garden. The removal of this tree is therefore unjustified.					
Decision	Consent	Refuse	Part consent/ Part refuse	Withdrawn / Invalid	Conservation Area	
			X		Raise no objection	TPO
Decision notice	REFUSE: 1no. Oak (T2) - Remove leaning stem overhanging garden back to the upright stem. Removing limb will improve light and reduce risk of future failure into the garden.					

	CONSENT: 1no. Oak (T1) - Reduce side growing over garage towards house by 1.5m - 2m back to suitable growth points leaving tree in a natural balanced shape.		
Conditions	Standard quality and time		
Notes to applicant			
Parish comments	None.		
Public objection/ support	Support	Objection	Observation
	0	0	0
Objection/ support consideration			