

Eastleigh Borough Council Tree Preservation Order and Conservation Area Assessment Form

Application Number	T/24/98630
Surveyor	Charlotte Holloway
Address	116 PARK ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1HY
Proposed work	7no. Douglas Firs (T1-T7) - Fell. Trees impacting & damaging property at No.118. It can be assumed the further away from the property the trees are located, the less the impact on property. However, the removal of some of the trees will expose any remaining trees & increase likelihood of failure onto either public highway or private dwellings. In addition to this, T7 has some significant seepage from the bole with phytophthora, so it is felt that, although impacting the visual aspect, removal is the only sensible option to avoid continued damage to No.118.
Assessment Date	31/01/25
Officer comments	The trees form a line to the north of the property. They are visible as a group from the public highway offering a level of amenity value. The trees appear in overall good vitality. The applicant has proposed to remove all 7 trees due to claims of property damage. Regulation 16(1) of The Town and Country Planning (Tree Preservation) (England) Regulations 2012 states "<i>appropriate evidence describing any structural damage to property or in relation to tree health or safety, as applicable</i>" should be included with a Tree Preservation Order Application. Government guidance states "<i>it is important that applications suggesting that the proposed tree work is necessary to address tree-related subsidence damage are properly supported by appropriate information. The standard application form requires evidence that demonstrates that the tree is a material cause of the problem and that other factors have been eliminated as potential influences as far as possible.</i>" The applicant has provided a specific structural inspection report. The instruction within the report was to "<i>inspect and advise on potential structural risks to the property from neighbouring trees</i>". The report does indicate some damage, however, it has not detailed its extent. Whilst the report also states, "<i>the roots of the neighbour's trees are likely to be causing foundation movement</i>", no evidence to support this claim has been supplied. The applicant has stated that T7 is showing symptoms of phytophthora. No evidence has been provided to support this claim. The application to fell these trees is not supported.

Decision	Consent	Refuse	Part consent/ Part refuse	Withdrawn / Invalid	Conservation Area	
					Raise no objection	TPO
		X				
Decision notice	REFUSE: 7no. Douglas Firs (T1-T7) - Fell.					
Conditions						
Notes to applicant						
Parish comments	• A structural engineer (employed by the applicant, who doesn't own the trees but wants them felled) has taken a view. However, he has not provided evidence that the damage to the house (as opposed to the driveway) is caused by the trees. EBC's Tree Officer is best placed to judge whether the trees should be felled, and may take a different view to the structural engineer. So, we take no position on whether or not to fell. • Rather, if they are to be felled we suggest asking for "a suitable alternative planting regime": there is no mention of trees, the officer can decide what is suitable in all the circumstances. (However, given the layout it appears unlikely that the trees closest to Park Road are the cause of damage to the house in any case, so some trees could well be practical, possibly with a hedge or other greenery further from the road.)					
Public objection/ support	Support		Objection		Observation	
	0		0		1	
Objection/ support consideration	The Parish Council comments have been taken into consideration during the decision-making process.					