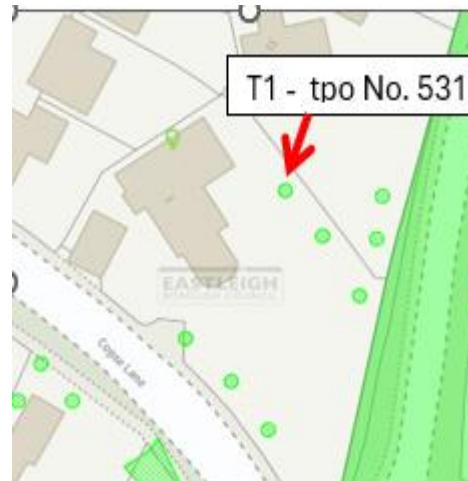


Mariners Retreat 1 Copse Lane Hamble SO31 4QH

T1- Oak sp.

WORKS REQUESTED: 15-20% canopy crown thin which will incorporate the removing of damaged, weakly attached, chaffing or diseased branches contributing to the crown thinning. Stem diameter branch foliage no greater than 25- 30mm. Crown clean major dead wood over 30mm

REASON: Works in order to try and increase sunlight to the property/patio area



Additional reasons and statement evidence:

1. Loss of Natural Light

The vendor has been a resident since 2004 (20 years). The natural light through the windows of the Lounge and Kitchen/Family room has been decreasing over this time, most notably during the last five years as a direct consequence in the increased density and growth of the Oak Tree canopy.

There is now no filtration of sunlight on the patio area outside the Kitchen until at least 15h00 (May ~ July being the optimum) due to the density of the Canopy. There is now no enjoyment in being able to sit out on this patio since 2022 due to the lack of sunlight.

Please note that there is a protection of Natural Light within UK law.

The 'Right to Light – A Consultation Paper (2013) commissioned by the Law Commission has an introduction by Chris Grayling MP, Lord Chancellor and Secretary of State for Justice which states.

Natural light inside buildings is immensely important for comfortable living and working. We like and want natural light in our kitchens, and at our desks; people like to have a window seat, and most people thoroughly dislike a windowless room. The amount of natural light that a window lets in depends upon what is outside that window, and particularly upon the proximity of other buildings.

Due to the loss of natural light, this has now killed off a large proportion of the lawn under the oak tree. This lawn was planted in about 2006 as part of landscaping works in consultation with the Eastleigh Council Tree Department. A tree inspector attended the property and made several suggestions to protect the tree. He also recommended regular maintenance of the tree to allow enough natural light, air, and rainwater to reach ground level to promote the health of the lawn / garden. The vendors have regularly scarified and over-seeded this area to promote a healthy lawn; however, they have had significant decay in its condition during 2024, and it has not recovered this year. The condition is down to lack of light and will not recover without some.

2. **Roof Structure deterioration**

There is substantial moss and algae accumulation on the southeastern aspect of the roof directly under the oak tree canopy (see photos). The accumulation of moss and algae has resulted in mould/mildew growth of the underlying breathable membrane (see photos) and a smell of damp present in this area of the loft. The mould/mildew is only present on the south and southeasterly aspects directly under the oak canopy. There is no mould/mildew on the west facing aspect. Ensuring the loft insulation (300mm thickness) is clear of all the ventilation soffits. To further improve air circulation, it has been fitted with baffles in-between the membrane layers and the installation of a fan which runs on a 24/7 basis (see photos). Subsequently the vendors are reluctant to run any electrical device in the unoccupied loft in case of a malfunction which could result in a fire.

Having contacted the National Federation of Roofing Contractors, they advise that is considered good practise to keep tree branches / canopies clear of roofs to an extent where moss/algae do not readily form. They also advise there is no fixed distance prescribed, as moss build-up will be dependent on several environmental factors unique to each location. They also advise that a persistent damp atmosphere where significant moss is present will accelerate the deterioration of the roof structure. It is noted that the conservatory roof does not have the same problem with moss, and it is probably because there is sufficient distance from the canopy to allow sufficient air flow to reduce local humidity and therefore moss formation.

The vendor also sort secondary advice from the Arboricultural Association, where by the recommend that mature specimen trees located within urban development's and in close proximity to buildings should be regularly maintained to preserve adequate spacing, without the requirement for major limb pruning if left un-maintained for significant periods of time.

3. **Building Damage**

There is a crack in an upstairs window directly under the oak canopy thought to be caused by a fallen branch (see photo). This window is part of the main bedroom dressing room area and is not accessible from inside without removing the dressing room furniture (built-in wardrobes).

4. **Ant Infestation**

There has been a considerable increase in black ants in the last three years including inside the home. On sunny days there is a continuous column of ants making their way up the eastern side of the lounge wall and onto/into the conservatory roof. It has been suggested that the ants are attracted by the honeydew being deposited onto the conservatory roof tiles which is under the oak canopy. Ant baits internally and ant powders externally are constantly used to try and control the infestations.



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