

Eastleigh Borough Council Tree Preservation Order and Conservation Area Assessment Form

Application Number	T/26/100687
Surveyor	AM
Address	21 KINSBOURNE RISE, THORNHILL, SOUTHAMPTON, SO19 6RH
Proposed work	Oak (T1,T2 & T3) - Reduce canopy by 3m to clear property boundary. Reason: Excessive overhang onto the roof, parking space and front and rear garden of 21 Kinsbourne Rise. Falling branches have caused damage to parked car. Works shall be carried out in accordance with the approved details and to British Standard for Tree Work BS3998:2010. No branches over 55mm in diameter shall be removed and the tree works shall retain the natural shape to safeguard the health and amenity of the tree.
Assessment Date	9 th February 2026
Officer comments	Trees at this site are protected within area classification A1 of TPO ref: 192-A, confirmed 20th September 1989. The trees within this application are old enough that they would have been present at the time that order was made. This group of trees forms part of the boundary between Eastleigh and Southampton. The trees are clearly visible to the public from numerous vantage points. As large, long-lived and native trees, they offer significant benefit in terms of public, visual amenity. The trees appear to be on third party land therefore any permitted works, if any, would be limited by the Applicant's common law rights. That is to say, they could, subject to consent, prune any overhang as far as the boundary. I've annotated the below photograph showing the position of T1-3. The Applicant's property to the right hand side:



The proposal is to reduce all by 3m to clear the property boundary. Although not explicit, this is assumed to cover the reduction of only the north-east/east side of the crowns. This is on the basis that there is excessive overhang of the roof, parking space, front and rear garden. Also, that falling branches have caused damage to parked cars.

No evidence has been supplied which to confirm that any tree presents an unacceptable risk to people or property. Only T3 overhangs the roof. No trees in this application overhang the rear garden.

T1 is a large, mature, twin-stemmed (from ground level) tree. It is in reasonable health, although has a scattering of dead branches, mostly over the open space.

T2 is suppressed by T1. Its asymmetric canopy arcs over the parking area which it overhangs by a few metres.

In the case of T1 and T2, the proposed reductions will remove a substantial amount of foliage/twigs. It is acknowledged that pruning wounds are proposed to be limited to 55mm diameter. There is a risk that consenting to such an application submitted with limited supporting evidence might inspire others to make similar applications. These would be difficult to refuse. Lesser works would reduce the likelihood of branch failure, without adverse impact to the amenity value and ongoing healthy of either tree.

T3 (nearest the house) has a hazard beam crack at approx. 7.5-8.0m above ground, close to them stem on the branches growing towards the property. This could reasonably be pruned back further than the proposal; it would be acceptable to prune this back to just above the crack, retaining

it as a habitat feature. I've marked the position of the crack on the below image:



T3, showing hazard beam crack

Decision	Consent	Refuse	Part consent/ Part refuse	Withdrawn / Invalid	Conservation Area	
					Raise no objection	TPO
			X			
Decision notice	REFUSE CONSENT: Oak (T1 & T2) - Reduce canopy by 3m to clear property boundary. REASONS FOR REFUSAL: 1. The application oaks, T1 and T2 form part of a linear group of oaks, marking the boundary between Southampton and Eastleigh. These trees are clearly visible to the public, offering significant benefit in terms of public, visual amenity. As a result, strong justification must be provided before the Council can reasonably grant consent. 2. The proposed reduction of 3m, limiting pruning wound size to 55mm has been made on the basis that the trees overhang property and access. Also, that branches have previously fallen. No evidence has been supplied which would confirm that either tree presents an unacceptable risk to people or property. As such, pruning these beyond the boundary is unjustified. However, lesser works will be permitted (see below).					

	GRANT CONSENT: Oak (T1 & T2) - Reduce lateral growth on the eastern side of the canopy by up to 2m, limiting pruning wound size to 50mm diameter. Oak (T3) - Reduce canopy by 3m to clear property boundary. NOTE: In respect of T3, there is a substantial crack on a primary branch at the point it joins the main stem. This is at approximately 8m above ground level. Please be advised that the Council will permit this branch to be reduced to just above (50cm) the crack. You will not need to apply for further permission to carry out this work as the Council considers this work to be exempt, in the interest of public safety. Please be advised that pruning beyond your property boundary will require the permission of the adjacent landowner. Our records indicate that this land is owned by New Cliff House Management Ltd., although we cannot guarantee the accuracy of this information. You can confirm ownership/responsibility by making enquiries with the Land Registry (www.landregistry.gov.uk).		
Conditions	BS3998		
Notes to applicant			
Parish comments	None.		
Public objection/ support	Support	Objection	Observation
	0	0	0
Objection/ support consideration	None received.		