

SECTION '2' – Applications meriting special consideration

Application No : 11/02332/TPSPLD

Ward:
Chelsfield And Pratts
Bottom

Address : 47 Helegan Close Orpington BR6 9XH

OS Grid Ref: E: 545846 N: 164919

Applicant : Mr David Warren

Objections : NO

Description of Development:

Fell 1 sycamore tree in the back garden Subject to TPO 1433

Proposal

To fell one multi stemmed sycamore tree.

Location

In back garden.

Comments from Local Residents

One letter of support from the adjoining owner.

Planning Considerations

This application has been made by the owner of the property and concerns a triple stemmed sycamore in the middle of the back garden. The tree is about 20 metres in height and is in a reasonably healthy condition. It is 7 metres from the rear of the house and is to the north west of the rear of the house which a three storey terraced property.

The reason given for the proposed felling is that the owner considers that the tree is too big for the garden which is constantly in shade and nothing will grow. It is alleged that it interferes with television reception and it poses a threat to the property. The applicant considers that the tree has no amenity value. He has lived at the property for 11 years and he states that it has grown considerably and the branches almost touch the rear of the house. He intends to leave a stump of 1 metre in height and not to plant a replacement as there are several other trees nearby.

The back garden appears untended. The tree is to the north west of the house and will cause shading during the late afternoon and evening but shade during the

morning will be from the house. The tree has a high canopy and the tree is clearly visible over the roof of the house and does make a contribution to the visual amenities of the area. The tree is in a reasonably healthy condition and there is no significant risk of the tree failing. Some pruning work would help to alleviate the problems described.

Conclusions

The reasons given for the proposed felling do not outweigh the amenity value of the tree.

Background papers referred to during production of this report compromise all correspondence on file ref. 11/02332, excluding exempt information.

RECOMMENDATION: SPLIT DECISION

Fell 1 sycamore tree in back garden: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 The sycamore tree is considered to make an important contribution to the visual amenities of the street scene and the proposed felling would be detrimental to the visual amenities of the area.**

Lift to give 5m clearance over the ground, crown thin by 20% and cut back to give a clearance to the building of no more than 2 metres 1 Sycamore tree in the back garden: CONSENT TO TREE WORKS

subject to the following conditions:

- | | | |
|----------|---------------|------------------------------------|
| 1 | ACB09 | Tree consent - commencement |
| | ACB09R | Reason B09 |
| 2 | ACB07 | Tree Surgery |
| | ACB07R | Reason B07 |

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