

OFFICERS REPORT

Application No: Y18/1363/FH

Location: 18 Cylinder Road Saltwood Hythe Kent CT21 4QG

Proposal Reduction to approximately 5 metres in height of a Eucalyptus tree situated within a conservation area

ASSESSMENT

Performance data:-

Date application valid: 26/10/18

Applicable 6 week target date: 7/12/18

Planning Performance Agreement (PPA) or Planning Extension Agreement (PEA) ? Y/N

If Yes, revised 8/13/16 week target date:

Is the application being determined after 26 weeks without a PPA or a PEA? Y/N

SITE VISIT

Carried out site visit on 2/11/18

The site and proposals were assessed from Cylinder Road and surrounding area.

SITE

The site is 18 Cylinder Road, a modern detached dwelling situated at the far end of Cylinder Road, a quiet no through road located off the main Sandling Road. The site is within the heart of the attractive village of Saltwood and within the designated conservation area.

The Eucalyptus stands on the rear boundary of the enclosed back garden of the property. It is barely visible in street scene; therefore its visual amenity value is low.

HISTORY

There is no history of works to trees at this address.

PROPOSAL

The application seeks to reduce the tree to a height of 5 metres. No reasons for the proposed reduction have been supplied.

CONSULTATION RESPONSES

None received.

REPRESENTATIONS

No representations received.

RELEVANT POLICIES

Shepway District Local Plan Review Saved Policies: SD1; BE4

Shepway Core Strategy Local Plan 2013 Policies: DSD

APPRAISAL

The tree makes little contribution to the character and appearance of the conservation area. It is situated within a rather confined space and as such could create excessive shade or be quite overpowering to the occupants of the adjacent properties.

The proposed work is considered reasonable and acceptable and in line with good arboricultural practice to keep the tree managed and prevent it from becoming a nuisance.

It is not considered that the proposed work will be detrimental to the long term health of the tree or to the character or appearance of the conservation area.

RECOMMENDATION

In light of the above, it is considered the proposal complies with the above policies and the NPPF and therefore no objections are raised.

HUMAN RIGHTS

I have also taken into account the human rights issues relevant to this application. In my view, the Assessment section above and the Recommendation represents an appropriate balance between the interests and rights of the applicant (to enjoy his land subject only to reasonable and proportionate controls by a public authority) [and the interests and rights of those potentially affected by the proposal (to respect for private life and the home and peaceful enjoyment of their properties)] and the wider public interest.

Case Officer: Jo Daniels

Report and draft decision notice completed and passed to senior officer.

Name: Position: Date:

Report and draft decision notice amended (if appropriate)

Name: Position: Date:

Senior Officer

Report not agreed. Details of further work required as follows:

Name: Position: Date:

File passed to admin to issue decision. Falls within the scheme of delegation (no requirement to pass to senior officer).

Name: Jo Daniels Position: Planning Technician Date: 3/12/18