

OFFICERS REPORT

Application No: Y17/0185/SH
Location: 10 Grange Road Saltwood Hythe Kent CT21 4QS
Proposal Crown reduction back to previous reduction points of two Silver Birch subject of Tree Preservation Order No 2 of 1973

ASSESSMENT

Performance data:-

Date application valid: 16/2/17

Applicable 8 week target date: 13/4/17

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 2/3/17

The site and proposals were assessed from Grange Road and the key features are noted below.

SITE

The site is the front garden of 10 Grange Road, a detached modern chalet style property situated on the south side of Grange Road, just outside of the designated conservation area and within the attractive semi rural village of Saltwood.

The two large and mature Silver Birch trees, subject of a blanket Tree Preservation Order No 02 of 1973 are located in a prominent position on the raised front lawn and together with mature trees and shrubs in adjacent gardens; the trees make a positive contribution to the street scene, and to the visual amenity of this location.

HISTORY

There has been one previous application for works to trees at this address: Y14/0069/SH granted consent for crown reduction back to previous points of two Birch trees subject of Tree Preservation Order No. 2 of 1973.

PROPOSAL

The application comprises the crown reduction back to previous points of both trees to allow more light into the house and garden.

CONSULTATION RESPONSES

Consultation responses are available in full on the planning file. The main points raised are summarised below.

Saltwood Parish Council support the proposal subject to any comments from the Arboriculture Officer.

REPRESENTATIONS

No representations received.

PUBLICITY

Neighbours notified by letter. Expiry date 15/3/17

RELEVANT POLICIES

Shepway District Local Plan Review Saved Policies: SD1; BE17

Shepway Core Strategy Local Plan 2013 Policies: DSD

APPRAISAL

The two mature trees are considered to be important landscape features in this attractive semi-rural location, and as such should be preserved in their present form as far as possible.

The proposed work appears reasonable and acceptable, and in line with good arboricultural practice in order to keep the trees managed to prevent them from becoming overpowering or overshadowing the applicant's house and garden.

It is not considered that the proposed works, a repeat of that previously undertaken, will be detrimental to the long term health of the trees, the character or appearance of the area, nor will it compromise the visual amenity of the Tree Preservation Order.

RECOMMENDATION

In light of the above, it is considered the proposal complies with policy and the NPPF and is therefore recommended for approval subject to conditions.

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).

