

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	N6/2012/1766TE
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NOTATION:

The site lies within Estate Management area as designated in the Welwyn Hatfield District Plan 2005.

DESCRIPTION OF SITE: 34 Sherrardspark Road, Welwyn Garden City

DESCRIPTION OF PROPOSAL: Reduce Hornbeam tree by 30%, reduce two Silver birch trees by 15% and remove hornbeam and mixed hedging

PLANNING HISTORY:

SUMMARY OF DEVELOPMENT PLAN POLICIES:

POLICY EM3

(Works to trees and hedgerows will only be allowed where the works would not result in the loss of landscaping which would harm the character and amenities of the area and where sufficient justification for the works has been given or there are other considerations that apply.)

CONSULTATIONS: The application was advertised by means of neighbour notification and no representations have been received.

TOWN/PARISH COUNCIL COMMENTS: None received

REPRESENTATIONS:

The application was advertised by means of neighbour notification and no representations have been received.

DISCUSSION:

The trees and hedges in question are growing within the curtilage of 34 Sherrardspark Road, Welwyn Garden City.

The Hornbeam is mature tree approximately 9m tall growing along the south western boundary. At the time of the inspection the tree appeared in good health with normal vigour. The crown of the tree is spreading and beginning to encroach upon the roof of the house. The applicant wishes to reduce the tree by 30% to abate the encroachment and maintain the form and shape of the tree. The work is considered appropriate.

The Silver birches are growing along the back boundary of the garden. Both are mature and approximately 11m tall. At the time of the inspections both appeared in good health and reasonable condition. One of the trees has a cavity under one of its roots but this does not seem to be too extensive. The applicant wishes to reduce the trees by 15% due to the issue with the roots. Given that there is possibly a minor

problem within the rooting area it is considered there is sufficient justification for the works.

The mixed hedging including the hornbeam forms an L-shaped section within the middle of the rear garden. The purpose or function of this section of hedging is not clear. The applicant wishes to remove this hedging to allow better access and views in the garden. This hedging affords very little amenity value and there is no objection to its removal.

CONCLUSION:

The proposed work is considered appropriate. Sufficient justification has been given for the work.

RECOMMENDATION: Approval

CONDITIONS:

- 1. This consent shall expire three years after the date hereof (or such other extended date as the Council may agree) unless the works hereby approved shall be completed before that date.
- 2. All works carried out in pursuance of this consent shall be and remain part of the Premises and shall be subject to the terms and conditions of the conveyance in all respects as if such works had at all times formed part of the Premises.
- 3. This consent or copy hereof shall be annexed to the Conveyance.
- 4. There shall be no encroachment over the boundary of the plot either above or below ground level, nor any interference with the foundations of the adjoining property without the agreement of the adjoining owner or lessee.
- 5. This consent now issued is given by the Council only in accordance with the requirements of the Management Scheme/Conveyance or Leasehold Covenants.

REASON: To comply with the requirements of the Estate Management Scheme

SUMMARY OF REASONS FOR APPROVAL:

The proposed work would not harm the character and appearance of the area in which they are located. Sufficient justification for the works has been given and therefore the proposed works comply with the provisions of Policy EM3.

INFORMATIVES:

DRAWING NUMBERS:

Plan supplied and date stamped 23rd August 2012

Signature of author..... Date: 5/10/2012