

PLANNING APPLICATION NUMBER:P15/0015

Type of approval sought	Tree Preservation Order
Ward	St. Thomas's
Applicant	Mrs A. Northall
Location:	118, OAKHAM ROAD, DUDLEY, DY2 7TQ
Proposal	FELL 1 SYCAMORE TREE
Recommendation Summary:	REFUSE

TREE PRESERVATION ORDER NO: TPO/0030/STT (2010) – T1

SITE AND SURROUNDINGS

1. The tree subject to this application is a mature sycamore tree that is located in the front garden of 118 Oakham Road, Dudley. The tree is a large, mature specimen that is prominent in the street scene. The local area has a number of large mature trees in the front gardens of properties, and such trees are considered to be characteristic of the local area. Overall it is considered that the tree provides a high amount of amenity to the surrounding area.
2. The tree was protected as Tree 1 of TPO/0030/STT which was served in 2010.

PROPOSAL

3. Summary of proposals for the works as written on application form is as follows:
 - Fell 1 Sycamore tree.
4. The tree has been marked on the attached plan.

HISTORY

5. There have been no previous Tree Preservation Order applications on this site.

PUBLIC CONSULTATION

6. A letter of support has been received from the adjacent neighbour. They support the application as they have concerns about the safety of the tree.

ASSESSMENT

Tree(s) Appraisal

<i>Tree Structure</i>	Tree 1
TPO No.	T1
Species	Sycamore
Height (m)	16
Spread (m)	14
DBH (mm)	750
Canopy Architecture	Moderate / Good
Overall Form	Good
Age Class <i>Yng / EM / M / OM / V</i>	Mature

Structural Assessment

Trunk / Root Collar	Good	
Scaffold Limbs	Good	
Secondary Branches	Good	
% Deadwood	3%	
Root Defects	None Evident	
Root Disturbance	None Evident	
Other		
Failure Foreseeable Imm / Likely / Possible / No	Whole No	Part No

Vigour Assessment

Vascular Defects	None Evident
Foliage Defects	None Evident
Leaf Size	Good
Foliage Density	Slightly sparse
Other	

Overall Assessment

Structure	Good
Vigour	Good
Overall Health	Good

Other Issues

Light Obstruction	Yes
Physical Damage	Possible slight displacement to wall
Surface Disruption	None Evident
Debris	Some

Amenity

Assessment

Visible	Yes
Prominence	High
Part of Wider Feature?	No
Characteristic of Area	Yes
Amenity Value	High

Further Assessment

7. The applicant has proposed to fell the tree due to concerns about the potential safety of the tree; due to concerns about potential impact on the property foundations; disruption cause by the tree deflecting the telephone wire; concerns about potential damage to adjacent utilities and due to previous damage to drains at the adjacent property.
8. On inspection the tree was found to be in a reasonable condition with no major defects present. It was noted that the crown of the tree is comprised of a central main stem and two rising secondary stems emanating from approximately 2.5 – 3 metres above ground. There are some slight areas of decay centred on previous pruning wounds, however these all appeared to be compartmentalized and are not considered to have any structural implications.
9. The branches of the tree do extend over the road, and are growing in relatively close proximity to the adjacent properties. There is also a telephone wire that has been caught on a couple of small branches. As such some pruning may be appropriate to ensure reasonable clearances form the properties and telephone wire
10. Overall, whilst some pruning can be justified, it is not considered that felling can be justified due to the condition or size of the tree.

11. With regards to the applicant's concern about potential damage to the foundations of their property, no evidence was submitted to show that the building is currently suffering from tree related subsidence. Tree related subsidence is practically impossible to predict as it is dependent on many factors, such as soil type, root location, soil moisture content and other local vegetation.
12. As such, the removal of a tree due to potential tree related subsidence is considered to be speculative and inappropriate and the tree should not be felled on these grounds.
13. With regards to the potential for damage to the adjacent services, whilst there are obvious drains, water and electric services running close to the base of the tree, the applicant has not provided any evidence that there is any existing damage to the services. The neighbour has previously had drains repaired following blockages due to root ingress, but no evidence of any re-occurrence of this damage or the nature of the repair has been provided.
14. Given that roots do not generally cause damage to pipes and can only ingress into already faulty pipes; and that damage to electric cables is unlikely due to their inherent flexibility, it is not considered that the felling of the tree can be justified on the speculative grounds of potential damage in the future.
15. Overall it is not considered that the grounds for the application are sufficient to justify the felling of the tree or the impact that it would have on the amenity of the area. As such it is recommended that the application be refused.

CONCLUSION

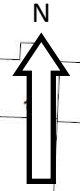
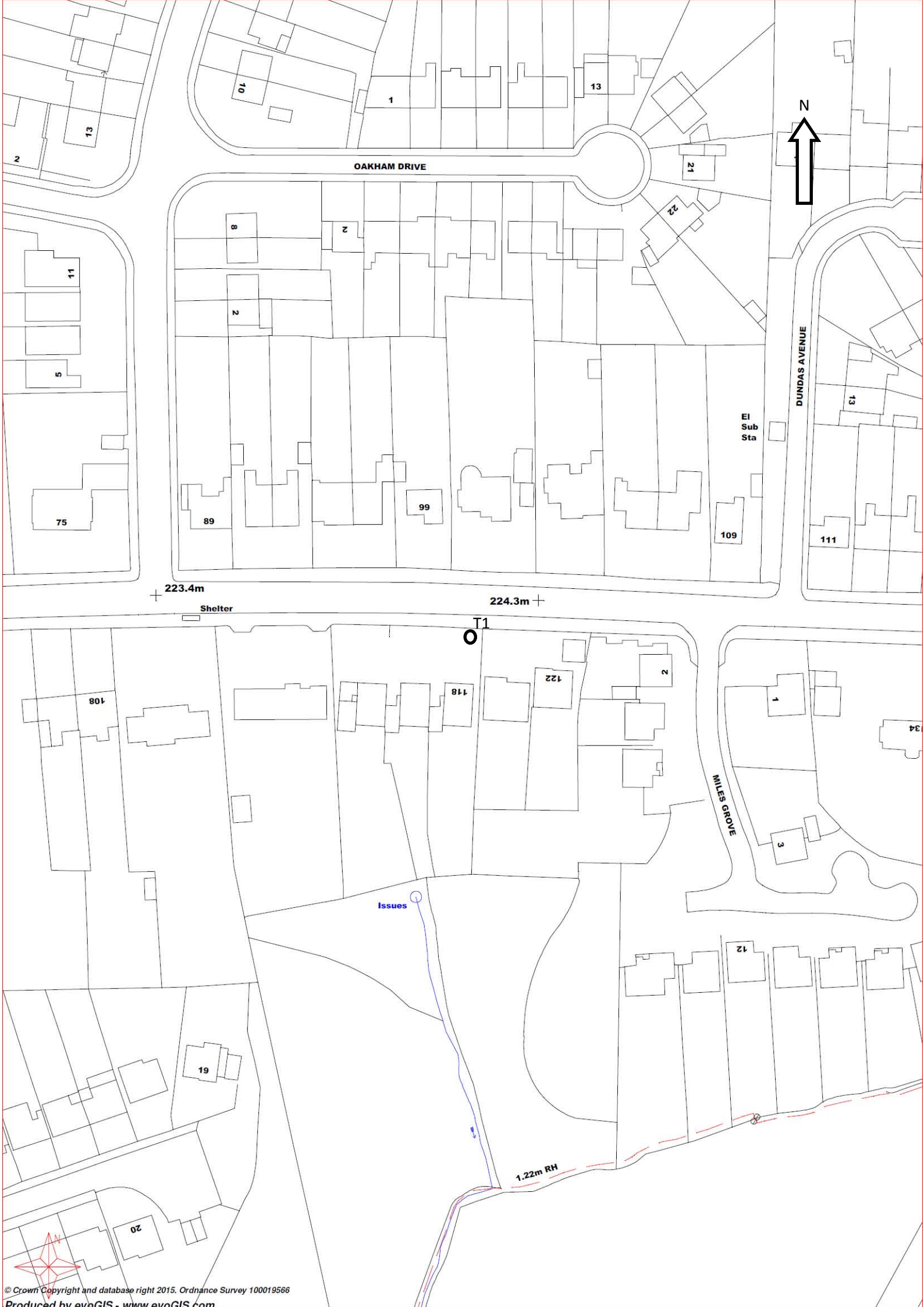
16. The applicant has proposed to fell the tree due to concerns about the potential safety of the tree; due to concerns about potential impact on the property foundations; disruption caused by the tree deflecting the telephone wire; concerns about potential damage to adjacent utilities and due to previous damage to drains at the adjacent property.
17. Having considered the reasons for the application it is not considered that they amount to sufficient grounds to fell the tree or the impact that the felling would have on the amenity of the area. Overall it is recommended that the application be refused.

RECOMMENDATION

18. It is recommended that the application is REFUSED for the reasons set out below.

Conditions and/or reasons:

1. The tree provides a high amount of amenity to the surrounding area and users of Oakham Road. The reasons for the application and the supporting information do not sufficiently justify the detrimental effect on the local amenity that would result from the proposed felling.



OAKHAM DRIVE

DUNDAS AVENUE

El Sub Sta

MILES GROVE AVENUE

223.4m

224.3m

Shelter

T1

Issues

1.22m RH

