

Ward: Thames  
Appeal No: APP/TPO/E0345/6361  
Planning Ref: 171199/TPO  
Site: 10 Dellwood Park, Caversham, Reading, RG4 7NX  
Proposal: Application to fell one Lime tree in the rear garden.  
Decision level: Delegated  
Method: Written representations  
Decision: Appeal dismissed  
Date Determined: 20 December 2016  
Inspector: Nigel Harrison BA (Hons) MRTPI

#### SUMMARY OF DECISION

The application related to the felling of one mature Lime tree in the rear garden of 10 Dellwood Park. The reason for the proposal was due to the mess created by the tree from leaves, seeds and honeydew. The application was refused by Officers on 31 July 2017.

Officers undertook an exercise to ensure that the tree was still worthy of a TPO following its retention as part of the overall tree coverage when Dellwood Park was built and concluded that its amenity value and condition meant the tree continued to warrant a TPO. The nuisance issues raised are commonly cited reasons for tree works and are not normally reasons, on their own, to fell a healthy tree of high amenity value, particularly where work is deemed possible to alleviate these concerns as it was in this case. Officers allowed lesser works of crown lifting and a height reduction of 2m with associated shaping of the crown sides.

The Inspector considered the main issues in this case were the impact of the removal of the Lime tree on the character and appearance of the area, and whether sufficient justification had been demonstrated for the proposed felling.

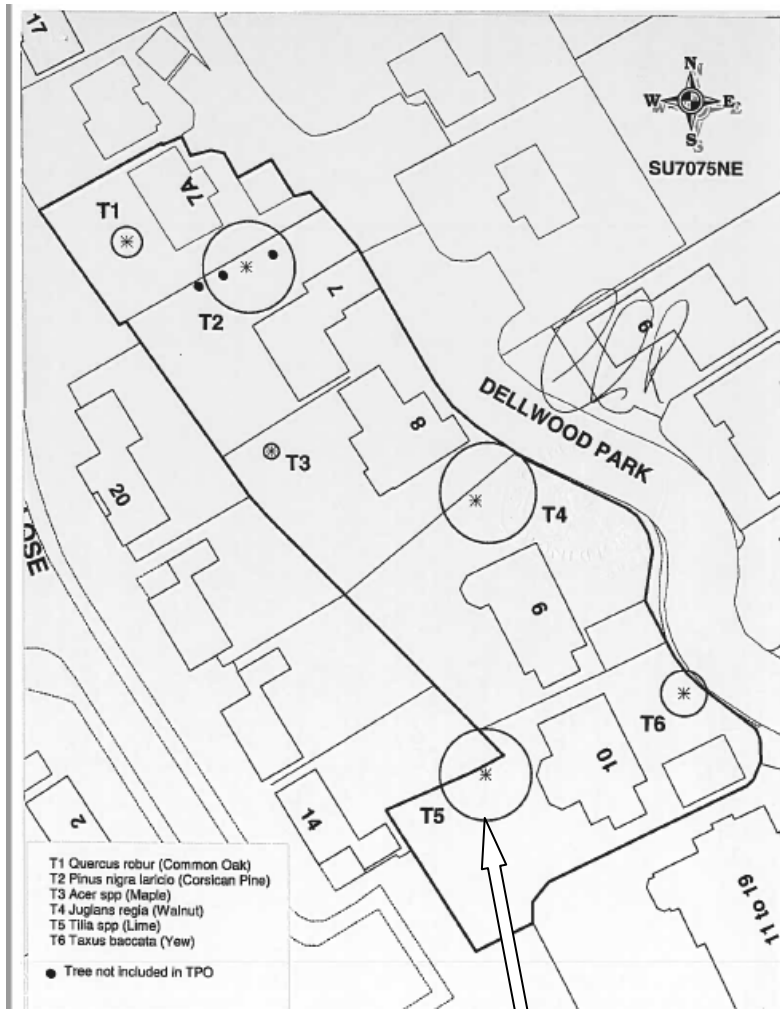
The Inspector stated that *'the substantial pruning work permitted by the Council would result in a less dense crown which would reduce the tree's impact and reduce the 'nuisance' factors proportionately'* and concluded that *'having considered all matters, I conclude that the loss of this Lime tree would result in significant harm being caused to the character and appearance of the area. Insufficient justification has been provided to fell the tree and the appeal should be dismissed'*.

#### HPBC COMMENTS ON THE DECISION:

The support of the Inspector is welcome, in view of the reasons for the felling, given the loss of amenity that would have resulted from the removal of this mature tree from the vicinity. It was of particular interest that the Inspector commented that *'problems arising from leaf fall and debris are not uncommon in an area where mature trees contribute towards making an area an attractive place to live, and in any event, the appellant would have purchased the property in the knowledge of the presence of the tree, and the sylvan setting to which it contributes'* as previous appeal decisions have dismissed any argument presented by Officers relating to a house purchaser being aware of the implications of taking on a house with a tree.

Case Officer: Sarah Hanson

Site Plan:



TPO plan for TPO 17/15

Appeal tree (T5)