

**WELWYN HATFIELD BOROUGH COUNCIL
DIRECTORATE OF STRATEGY AND DEVELOPMENT**

DELEGATED APPLICATION

Application No: 6/2016/0956/EM
Location: 10 Russellcroft Road, Welwyn Garden City, AL8 6QT
Proposal: Removal of Pine tree located in rear garden
Officer: Mr O Waring

Recommendation: Refused

6/2016/0956/EM

Context			
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
Relevant Estate Management history	Planning Application Number: 6/2016/0957/TPO Decision: Decision Date: Proposal: Removal of Pine tree located in rear garden - Conservation Area		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Summary of neighbour responses	N/a		
Town/Parish representations	N/a		
Consultees and responses	N/a		
Relevant Policies	Policy EM3 – Soft Landscaping		
Main Issues			
Appropriateness of the works in relation to the tree(s)	<p>The tree in question is a pine tree growing within the rear garden of 10 Russellcroft Road Welwyn Garden City. It is mature tree approximately 12m tall. At the time of my visit the tree visually appeared in good health and vitality.</p> <p>The tree is seen from the public road and footpath as well as being seen from the surrounding gardens.</p> <p>The applicant wishes to remove the tree as they consider it too large and that it causes mess, including bird mess, onto the decking area in the rear garden.</p> <p>As the tree is seen from the surrounding area it is a key feature and its removal would result in the loss of landscaping that contributes significantly to</p>		

	<p>the character of the area.</p> <p>At present the reasons given for removal are considered insufficient to justify the tree's removal.</p>
<p>Conclusion</p>	
<p>The work request is not appropriate and would result in the loss of landscaping that would harm the character and amenities of the area.</p>	

Reasons for Refusal:

1. The loss of the tree would result in the loss of landscaping that would detrimentally harm the character and visual amenity of the area. Insufficient justification has been provided to demonstrate why the loss of the tree is required. Accordingly the proposal fails to maintain the character and appearance of the application site and surrounding area and is harmful to the values and amenities of the Estate Management area, contrary to Policies EM3 of the Estate Management Scheme.

2. REFUSED DRAWING NUMBERS:

Site Location Plan & Sketch Location Plan & Block Plan & Photographs received and dated 16 May 2016

Determined By:

Mrs S Smith
7 July 2016