

<b>Planning Committee Report</b>	
<b>Planning Ref:</b>	CT/2019/1409
<b>Site:</b>	2 Leighton Close
<b>Ward:</b>	Wainbody
<b>Proposal:</b>	T1 Prunus – remove
<b>Case Officer:</b>	Rob Haigh

### **SUMMARY**

Consent is sought for works to a prunus tree (Blackthorn) at the site of 2 Leighton Close which is pushing on a boundary fence. The tree is within the Kenilworth Road Conservation Area. The tree to which the notice relates is considered to be of low amenity value and its proposed removal would allow more light and space to surrounding trees.

### **BACKGROUND**

#### **KEY FACTS**

<b>Reason for report to committee:</b>	The applicant is related to a staff member within Planning and Regulatory Services.
<b>Current use of site:</b>	Residential.
<b>Proposed use of site:</b>	Notice relates to works to a tree.

### **RECOMMENDATION**

Planning committee are recommended to agree to the removal of the tree.

### **REASON FOR DECISION**

- The proposed works are acceptable in principle.
- The proposed works will not have an adverse impact upon the amenity of the Conservation Area or the visual amenity of the street scene.
- The proposal accords with HE2 of the Coventry Local Plan 2016, together with the aims of the NPPF.

## BACKGROUND

### **APPLICATION PROPOSAL**

The notice seeks consent to remove the T1 prunus Blackthorn tree which is pushing on a boundary fence. Through a tree evaluation assessment, it is considered the tree is of low amenity value and sits within an area of crowded trees. It is further considered that the proposed removal would allow more light and space to surrounding trees.

### **SITE DESCRIPTION**

The tree (T1) which forms this notice is located to the rear garden boundary of the applicant's detached dwelling. The area is predominantly residential, with Leighton Close accessed from Stoneleigh Road. On either side of the site are residential dwellings and gardens. It is situated within a bosky suburb within the Kenilworth Road Conservation Area.

### **PLANNING HISTORY**

There have been a number of historic planning applications on this site but none are of relevance to this notice.

### **POLICY**

#### **National Policy Guidance**

National Planning Policy Framework (NPPF). The NPPF published in March 2012 and updated in 2019 sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that is relevant, proportionate and necessary to do so. The NPPF promotes sustainable development and good design is recognised as a key aspect of this.

The National Planning Practice Guidance (NPPG) 2014, adds further context to the NPPF and it is intended that the two documents are read together.

#### **Local Policy Guidance**

The current local policy is provided within the Coventry Local Plan 2016, which was adopted by Coventry City Council on 6<sup>th</sup> December 2017. Relevant policy relating to this application is:

Policy HE2: Conservation and Heritage Assets.

#### **Supplementary Planning Guidance/ Documents (SPG/ SPD):**

Not applicable.

### **CONSULTATION**

At the time of writing the report, no objections have been received.

Any further comments received will be reported within the late representations document.

## **APPRAISAL**

The main issues in determining this application are the principle of how the proposed removal would impact upon the visual amenity within the context of the Kenilworth Road Conservation Area.

### **Principle of development**

This tree is located at the edge of the applicant's property where it offers a limited contribution to the visual amenity of the local area and the street scene given it is cited within an area of dense surrounding trees. The removal of the tree will not affect the character or appearance of the conservation area. It is not a significant specimen or rare species nor seen from public areas and does little to add to the character or appearance of the Conservation Area.

### **Impact on visual and residential amenity**

The tree is part of a group of trees largely prevented from view by being located in the rear garden. The small Blackthorn tree is in good overall health but screened off by other trees in the corner of the garden and is preventing a replacement boundary fence from being prepared. As such, the proposed works are considered to be acceptable in accordance with Policy HE2 of the Coventry Development Plan 2016.

### **Conclusion**

The proposed development is considered to be acceptable in principle and will not result in any significant impact upon the conservation area or visual amenity. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policy HE2 of the Coventry Local Plan 2016, together with the aims of the NPPF.