

Report to Area Plans Sub-Committee South



**Epping Forest
District Council**

Date of meeting: 2nd November 2011

**Subject: CONFIRMATION OF TREE PRESERVATION ORDER
EPF/25/11 – 7 Ardmore Lane, Buckhurst Hill**

**Officer contact for further information: Melinda Barham (Ext 4120)
Committee Secretary: Gary Woodhall**

Recommendation(s):

That Tree Preservation Order 25/11 is confirmed without modification.

Background

1. The property has recently been marketed for sale. The large cedar tree which is subject to this Tree Preservation Order, stands in a prominent position and makes a significantly positive contribution to the street scene in view of its size, location and general appearance.

The Grounds of Objection

2. One objection has been received on behalf of the executors of the estate of the owner. The reasons for the objection are;

- a) The imposition of a preservation order on the tree will have a detrimental effect on the value of the property.
- b) The tree is obtrusive to the property and takes light from the rooms to the front of the house.
- c) The needles block gutters and downpipes.
- d) No other property in this section of the road has a large tree within the front garden and it is therefore out of keeping with the character of the road.
- e) There is a cedar in the grounds of Braeside School which is a more imposing example of the species, and therefore the cedar at 7 Ardmore Lane, is not a singular specimen nor is it the best specimen in Ardmore Lane.

The Director of Planning and Economic Development comments as follows:

3. The value of a property is not a planning consideration.

4. The tree is very prominent within the street scene; however, because of the orientation of the property (facing north east) it would never receive direct sunlight to the front rooms and is likely to always be perceived to be the darker side of the property. The Cedar has been crown lifted; it is a fairly open aspected tree which will allow light to the property.

5. The objector states that the branches are within 4 feet of the front door and because of this the gutters fill with needles. It is accepted that the tree is likely to drop debris on the guttering. Whilst this problem could not be eliminated its impact could be minimised by undertaking some pruning works. However, the agreement to any

such work would need to take into account the retention of the overall shape of the tree.

6. It is acknowledged that there are no other significant trees within this section of the road. However, that is the reason why this tree is so prominent within the street scene, and therefore enhances its amenity value.

7. There is a mature cedar within the grounds of Braeside School; however, this is not directly adjacent to the road and only visible if you are stood on the pavement looking in the school. The cedar subject to this Tree Preservation Order, is visible when looking up or down the road, and therefore makes a significantly positive contribution to the street scene

Conclusion:

8. In conclusion, it is recognised that a cedar in this location will cause some degree of inconvenience, however, this is an important feature within the street scene, and it is recommended that the Order is confirmed without modification.