

APPLICATION NUMBER: 25/00805/WTTPO

## DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.  
25/00805/WTTPO

CASE OFFICER  
Aimee Bovaird

**DETERMINATION DATE** 01.10.2025 **EXT OF TIME**

**Address:** 11 Durness Place Heywood Rochdale OL10 3ST

**Proposal:** Works to tree labelled T1 (Hornbeam) on the submitted plans to include Crown lift to 4.5 meters, crown thin by 20-25% and reduce branches growing towards the property by 1-2 meters subject to Tree Preservation Order TPO250

|           |                            |     |                       |     |
|-----------|----------------------------|-----|-----------------------|-----|
| PUBLICITY | Weekly list expired?       | N/A | Site notice expired?  | N/A |
|           | Neighbour letters expired? | N/A | Press Notice expired? | N/A |

|            |                                                             |   |                                        |   |
|------------|-------------------------------------------------------------|---|----------------------------------------|---|
| DELEGATION | Significant departure from local plan?                      | N | Contrary to national policy?           | N |
|            | Applicant a Council Member or officer?                      | N | Contrary to previous decision?         | N |
|            | Major with 10 or more objections and recommending approval? | N | Called in or Planning Panel objection? | N |

|          |                                   |   |
|----------|-----------------------------------|---|
| COMMENTS | Planning Panel comments received? | N |
|          | Neighbour comments received?      | N |

|     |                                                  |   |
|-----|--------------------------------------------------|---|
| EIA | Screening opinion completed and saved to Onbase? | N |
|-----|--------------------------------------------------|---|

|            |                                                                      |     |
|------------|----------------------------------------------------------------------|-----|
| CONDITIONS | Pre-commencement conditions proposed?                                | N/A |
|            | Pre-commencement conditions agreed (or notification period expired)? | N/A |

|                |                             |
|----------------|-----------------------------|
| RECOMMENDATION | GRANT subject to conditions |
|----------------|-----------------------------|

**SITE**

The application relates to one Hornbeam tree subject to a Tree Preservation Order TPO250, located in the rear garden of 11 Durness Place. The tree is causing excessive shading in the garden.

**PROPOSAL**

The application seeks permission to crown lift to 4.5 meters, crown thin by 20-25% and reduce branches growing towards the property by 1-2 meters. The submitted survey states the tree is causing excessive shading in the garden and encroaching on the property.

**RELEVANT PLANNING POLICY****National Guidance**

National Planning Policy Framework (NPPF) – December 2024

National Planning Practice Guidance (NPPG)

**Adopted Rochdale Core Strategy (CS):**

G7- Increasing the value of biodiversity and geodiversity

**RELEVANT SITE HISTORY**

N/A

**CONSULTATION RESPONSES****Tree Officer**

No comments received to date

**REPRESENTATIONS**

In accordance with Council policy on neighbour notification for this type of application, no letters of notification were sent to neighbouring properties.

**ANALYSIS**

In considering applications for works to protected trees, Government advice in paragraph 90 of the NPPG states:

*“When considering an application the authority is advised to:*

- ② assess the amenity value of the tree or woodland and the likely impact of the proposal on the amenity of the area;*
- ② consider, in the light of this assessment, whether or not the proposal is justified, having regard to the reasons and additional information put forward in support of it;*

- ② *consider whether any loss or damage is likely to arise if consent is refused or granted subject to conditions;*
- ② *consider whether any requirements apply in regard to protected species;*
- ② *consider other material considerations, including development plan policies where relevant; and*
- ② *ensure that appropriate expertise informs its decision.”*

In considering whether there has to be an arboricultural need for proposed works to a TPO, paragraph 91 of the NPPG states:

*“In general terms, it follows that the higher the amenity value of the tree or woodland and the greater any negative impact of proposed works on amenity, the stronger the reasons needed before consent is granted. However, if the amenity value is lower and the impact is likely to be negligible, it may be appropriate to grant consent even if the authority believes there is no particular arboricultural need for the work.”*

With regard to the above, the main considerations in respect of this application are whether the proposal for works to the tree is justified in light of the assessment of the amenity value of the tree and whether the reasons for works are of sufficient standing to warrant the granting of consent.

The Tree Officer was consulted on the proposed plans but has not submitted a response at the time of writing. Notwithstanding, the submitted Tree Reports note the tree is causing excessive shading in the garden. As such, the proposed works are justified in the interest of residential amenity and good arboricultural practice.

Subject to the standard conditions, the application proposal is therefore considered to be compliant with the guidance contained within the NPPG noted above, and the application is recommended for approval.

GMEU standing advice on tree works and protected species will be attached to the decision notice and therefore the obligations in respect of protected species will have been met.

## **RECOMMENDATION**

**GRANT subject to two standard conditions**

### **Notes for Applicant:**

For the avoidance of doubt, this Decision Notice relates to the following drawings / document(s): -

- Location Plan
- Mini Tree Report dated 3/08/25
- Photos of trees received 4/08/25

Report Author Aimee Bovaird