

APPLICATION NUMBER: 25/00557/WTTP0

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

25/00557/WTTP0

CASE OFFICER

Sam Yuen

DETERMINATION DATE 14.07.2025 EXT OF TIME

Address: 25 Town House Road, Littleborough, Rochdale, OL15 9BG

Proposal: Application for crown reduction by 2 meters of one Sycamore Tree under Tree Preservation Order 269

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

RECOMMENDATION

GRANT SUBJECT TO CONDITIONS

CHECKED AND SIGNED OFF BY: RK

DATE: 14/07/2025

SITE

The application relates to one Sycamore tree (T1) subject to Tree Preservation Order TPO269, located in the front curtilage of no. 25 Town House Road, a two-storey end terrace dwelling in Littleborough. The tree currently overhangs over the highway and the curtilage of no. 27 Town House Road to the north.

PROPOSAL

The application seeks permission to fully crown reduce the Sycamore tree by 2m. The submitted tree survey states the semi-mature tree is casting shade and the canopy is covering a substantial area, causing overshadowing to the adjacent properties.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

Policy JP-G6 Urban Green Space

Policy JP-G7 Trees and Woodland

Policy JP-G8 A Net Enhancement of Biodiversity and Geodiversity

Adopted Rochdale Core Strategy (CS):

G6 Enhancing green infrastructure

G7 Increasing the value of biodiversity and geodiversity

RELEVANT SITE HISTORY

17/00038/WTTPO - Application for works to tree within Tree Preservation Order 296 T1 Sycamore reduce branches up to 3m and removal of branch - Grant subject to conditions

09/T0063 - Proposed Work To Tree (T1 Sycamore) Subject To Tree Preservation Order No. 269 - Refuse

CONSULTATION RESPONSES

Tree Officer

No comments received at the time of writing.

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:

- 1 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;*
- 3 consider whether any loss or damage is likely to arise if consent is refused or granted subject to conditions;*
- 4 consider whether any requirements apply in regard to protected species;*
- 5 consider other material considerations, including development plan policies where relevant; and*
- 6 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 Survey notes the tree has grown to cover a substantial area and has resulted in overshadowing to the neighbouring properties and amenity space. 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 – received 02/06/2025
- Tree Survey by Special Branch Tree Surgery – received 27/01/2025
- Photos of trees subject to proposed works – dated 30/05/2025

Report Author Sam Yuen