Summary of evidence and reasons for removal of 1x Scots Pine.

Root damage to house & patio wall facing the tree in question, see photo Evidence1 and Evidence2

Root damage to drain (had to be dug up and repaired)

Damage to garden furniture, shed roof and fence due to falling branches in the recent strong winds. One branch landed on the Guinea pig run and flattened it, luckily they were not in it at the time.

Blocked gutters on our house and both adjacent neighbours

Squirrels have been nesting in the loft, they are jumping from the tree onto the house roof and gnawed their way through the fascia. I have used a pole in the loft to physically push them out of the hole.

Loss of light to the North facing rooms (half of the house) and causing excessive shading to both our whole garden and now that of the neighbours, see aerial photos evidence4 and evidence5. Only the far corner of our rear garden is open to the sky. The loss of light is now causing the family extra expense to light our home due to the huge increase in energy prices, see photo evidence3 which is the restricted view from our window.

Branches overhanging neighbours property causing a nuisance to their artificial grass lawn as it needs regular needle hoovering.

Heavy needle fall preventing other plants from growing in our garden.

Pigeons roosting leaving piles of droppings over the whole garden, decking and furniture.

Loss of enjoyment of the garden due to the mess, needle fall, pollen clouds, loss of light, unable to have a nice lawn or plant beds and can’t leave garden furniture / childrens toys out.

The neighbours had identical house damage and their Scots Pine trees were removed under TREE/2018/8004 where evidence pointed conclusively towards the damage having been caused by root-induced shrinkage in the subsoil. I have included the engineers summary for their works as its relevant to our situation, i.e. identical tree, soil type and damage. To quote the 2018 report ”I have considered whether the vegetation could be controlled by regular pruning. However, recent research indicates that even heavy canopy reduction is likely to be effective for no more than one growing season. In my view it would be impractical to place the burden of annual tree management on the owners”

The tree itself is totally out of proportion to the garden setting, see photo Evidence6 which shows the tree now towers almost three times the height of the house. Scots Pine are regarded as not suitable to most gardens due to the size they grow to and the photo shows exactly why.

The council tree officer visited five years ago, (ref TREE/2018/8202) and at the time he was 50/50 on removal and thought that at the time the amenity value outweighed any issues at the time and suggested we try pruning. We did this however since then all trees close to the neighbours houses at number 2 and 3 Elmgrove Close have been removed (see crosses indicated on the two aerial photos) and our problems have got worse so removal is now the only option. Our neighbours have commented that the remaining tree in our garden is more of an eyesore than amenity.