**Development Management - Delegated Officer Report**

**Application Number:** **Recommendation – Approve**
**AWDM/0373/12**

**Site:** **Rectory House West Street Sompting Lancing BN15 0DA**

**Proposal:** **Crown lifting to 5m 2x chestnut T13 and T14 on south side branches overhanging West Street; Crown lift to 5m above driveway 2x Oak T3 and T4, and Chestnut T5; reduce west side branches by 2m off lateral spread away from main building of Chestnut T18; and remove completely main east side leading stem over adjacent building (Whitestyles) of Sycamore T20. (Works to trees subject to TPO5/76/S).**

**Date of site visit:** 18.04.2012

**Neighbours checked:** Y

**Additional neighbour notifications:** N

**Proposal, Site and Surroundings**

The application relates to a Tree Preservation Order which covers a number of trees at Rectory House, a large nursing home located on the north side of the road behind a tall flint wall, served by two vehicular accesses (on the east and west) and an in and out driveway.

Permission is sought for crown lift works to 6m from ground level to a number of the preserved trees which are overhanging both West Street to the south of the site (T13 & T14), and the west side main driveway (T3, T4, and T5), and a reduction to two other trees, adjacent to the east of the main building (T18) by 2m from the west, and the west of the adjacent house Whitestyles (T20) with the removal of one large limb.

The original TPO was confirmed in 1976, and whilst it pertained to 24 trees originally, a number are no longer present on the site as a result of felling due to disease or through storm damage. However the garden still has a mature wooded appearance from the south in West Street.

**Consultations**

***Adur & Worthing Councils:*** The Councils Parks Officer states that all of the trees are in generally good health with no obvious signs of damage or decay. Crown lifting is required for all the trees except T20 which is overhanging the neighbours' property, and T18 to cut back from the wall of the building. It is recommended that the works be permitted.

***Sompting Parish Council:*** No objection.

**Representations**

***Third parties:*** There have been no third party objections.

**Relevant Planning Policies**
The Town and Country Planning (Tree Preservation Order) (England) Regulations 2012
National Planning Policy Framework (CLG 2012)

**Planning Assessment**

***Visual amenity***

The gardens themselves have a very mature feel, the two Chestnuts which overhang West Street (T13 & T14), and the two Oaks and Chestnut which overhang the drive (T3 – T5) are all of significant size and age with wide crowns and have heights of 8 – 20m. The crown lifting would improve access to the site for larger delivery vehicles which are currently damaging the low hanging branches over the driveway, and pedestrian and buses, which pass by the front of the site. It is not considered that the proposed works would unduly affect the prominence of the trees or there overall impact within the streetscene.

The two trees to the NE of the site are in close proximity to the existing building, with the Chestnut (T18) touching the west elevation. The reduction would prevent any damage happening to the building, and would reduce maintenance concerns. The final tree a Sycamore (T20) has one large limb overhanging the adjacent property, and its loss would not be particularly detrimental to the overall appearance of it, as it is growing at a low level from the main trunk, and it well set in from the road frontage as to not be particularly noticeable.

**Recommendation**

**APPROVE** for the reason:-

1. The tree works to the protected trees, T3, T4, T5, T13, T14, T18 & T20 under the Adur Tree Preservation Order 5/76/S hereby permitted, shall be restricted to the following maximum works, only, unless otherwise agreed in writing with the Local Planning Authority, and carried out in accordance with the British Standard BS 3998 (2010) Recommendations for Tree Works:-

    i) T3 Oak, T4 Oak, & T5 Chestnut - Crown lift to 5m from ground level to branches overhanging driveway;
    ii) T13 Chestnut, & T14 Chestnut -Crown lift to 5m from ground level to branches overhanging West Street;
    iii) T18 Chestnut - Reduce west side branches by 2m off lateral spread away from main building;

iv) T20 Sycamore -Remove completely main east side leading stem over adjacent building (Whitestyles).

In the interests of visual amenity and to comply with ‘saved’ policy AB23 of the ADLP

2. Works to be carried out within 1 year of date of permission.

In the interests of amenity.

Informatives:-

- Informative 1 to include reference to both the Wildlife and Countryside Act 1981, and the Countryside and Rights of Way Act 2000.
- Informative 2 to advise the use of a professional tree surgeon.

**Is recommendation contrary to letter(s) of representation?**

Case Officer: C. Hone Date: 29.05.12.

Authorised by: P. Barnett Date: 30.05.12