Development Management – Delegated Officer Report **Date; 06/07/16**

Application Number	**AWDM/0776/16**
Address	**22 Windlesham Gardens BN43 5AZ**
Proposal	**Application for consent under Adur Tree Preservation Order No.13.53/1/94 (SU) of 1994 to fell and replace one Sycamore tree T1.**

Date of site visit: 26/06/16

Neighbours checked: Y
Additional neighbour notifications: N
Site notice: (wider publicity / conservation area): Y

Proposal, Site and Surroundings

The application refers to a single Sycamore tree in the north west of the rear grounds of 22 Windlesham Gardens, adjacent to the north boundary and the buildings rear car parking area.

The tree is an established feature which is prominent and makes a contribution to the character and visual amenities of the area.

Consent is sought to fell and replace the tree.

The reasons for the works are primarily in the interests, light issues, perceived nuisance and amenity value.

Consultations: None.

Representations: One received, in support of the works claiming the tree is a hazard to use of the garden and that it blocks out sunlight.

Relevant Planning History

1994: Adur Tree Preservation Order No.13.53/1/94 (SU) of 1994 made.

2011: Reduce Sycamore (subject to TPO 13.53/1/94/SU) overhanging No.22a

Planning Assessment

The tree is a large mature growing in the rear grounds of 22 Windlesham Gardens, which is a headquarters and administration / office building for the National Federation of Sub Post Masters. The tree is multi- stemmed from ground level, with two main stems and several other more slender secondary stems emerging from 0.5 metres. The main stem to the north side divides into three at 1 metre, the southern side dividing at 2.5 metres. The main stems are mostly upright with the outer stems being slightly angled to form a tight array; the main stems supporting numerous wide spreading large diameter scaffold limbs, which in turn have secondary branches forming a dense wide crown.

The proposed works are to fell and replace the tree. The reasons given to fell the tree are claims that the tree blocks light to adjacent property of 22a Windelsham Gardens, and that the parking area is restricted due to tree debris, sugar drop and roosting birds.

In my opinion these concerns could be alleviated by selective pruning such as reduction in radial spread, crown lifting and crown thinning. I do not consider that the concerns raised justify the removal of a large mature tree that is several metres from any occupied dwelling.

Recommendation

REFUSE for the reason(s):-

1. The proposed felling of this prominent tree, which is an established feature of the area, would be detrimental to the character and visual amenities of the area. The tree is not a barrier to use of the surrounding gardens, and car parking area, and other works could be considered. There are no arboricultural reasons for removal and no acceptable reasons to fell a protected tree.

   {\b Reason}: {\i In the interest of visual amenity.}

Is recommendation contrary to letter(s) of representation?

Yes: the single representation received claims there are safety concerns with falling branches and that the leaf fall in autumn is excessive. In my opinion both of these concerns could be alleviated by selective pruning such as reduction in radial spread, crown lifting and crown thinning.

Case Officer: JDS Date: 06/07/2016

Authorised by: PD Date: 12.7.16