Development Control – Delegated Officer Report

Application Number: ADC/0423/10 Recommendation – APPROVE

Site: 1 Curvins Way, Lancing BN15 9JQ

Proposal: Crown lifting and reduction of holm oak subject to TPO 13.53/3/93/L

The Application

The tree is a very large holm oak growing in the NE corner of the rear garden of the house at No.47 Grinstead Lane. It overhangs the curtilage of the chalet bungalow No.1 Curvins Way, in front of its garage, and also the road.

The tree has become very large and spreading and the applicant (No.1 Curvins Way) proposes to lift lower growth to increase light to the properties.

Consultations and Representations

Adur District Council: The Parks officer states that this important tree is in good health with no obvious signs of decay or damage. The crown has spread over a wide area and it is acceptable to reduce it but it needs to be to all sides of the tree to keep a balanced appearance. Recommends crown lifting up to 2m -3m and reduction by 2m-2.5m all round, to create a slimmer tree.

Lancing Parish Council: No objection.

Third Parties: No comments received.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AB23
Design Bulletin No.1 'Trees and Landscaping' (ADC 1996)
'Tree Preservation Orders: A Guide to the Law and Good Practice' (DETR 2000)

Planning Assessment

The tree is so large as to be a dominant feature in the streetscene and contributes to a major extent to the visual amenity of the locality. Nevertheless, it has spread so wide, including over the public highway, that it would be unreasonable to refuse its reduction as a matter of principle.

The Parks officer advises that it should be reduced by 2m-2.5m all round to create a slimmer tree. Reducing it on one side only would be unacceptable as it would be unbalanced. He considers the crown can also be raised by 2m-3m. It is considered that such works represent a satisfactory compromise

between preserving the tree and allowing for the reasonable enjoyment of the properties and also a reduced effect on the public highway.

Recommendation

APPROVE subject to:-

1. C1Ciii
2. C11M
3. The works shall consist of no more than 2m-3m crown lifting and reduction of the crown spread by no more than 2m-2.5m all round with the spread being reduced evenly on all sides to create a balanced shape. No work shall take place unless it is to all sides of the tree.
   R. In the interests of visual amenity.

Case Officer: Keith Morgan Date: 14 January 2011