Development Management – Delegated Officer Report **Date; 13/06/2025**

Application Number	**AWDM/0570/25**
Address	**Rosemore Manor Close Lancing West Sussex BN15 0QY**
Proposal	**Application for consent under Adur Tree Preservation Order No.TPO 13.53/1/92/L of 1992 to reduce crown height and radial spread by up to 4 metres, crown lift up to 5.5 metres, crown thin 15% and remove selected low limb to Southwest, one Ash tree T1.**

Date of site visit: 15/05/25

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

Proposal, Site and Surroundings

The application refers to a large mature Ash tree located near the centre of the separate northern garden area. The tree is a prominent part of the street scene and makes a contribution to the character and visual amenities of the area.

Consent is sought to reduce crown height and radial spread, crown lift, crown thin 15% and remove selected low limb to Southwest

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

Consultations: None.

Representations: None received.

Relevant Planning History

1992: Adur Tree Preservation order Number 13.53/1/92/L of 1992 made.

2018: Application for consent under Tree Preservation Order 13.53/1/92/L of 1992 for crown reduction works to Ash tree T1.

Planning Assessment

The tree is a large mature Ash growing in the front garden near the junction of Manor Close and The Old Shoreham Road Lancing. The tree is prominent to the area and can be seen from many views.

The tree has a large diameter single stem to 4 metres, where it then divides into two main stems that each divide again from 8 metres with a second main reduction at 11 metres. The crown is mostly high with the first laterals emerging from 8 to 9 metres, with a solitary large low lateral on the Southwest side. The main crown is dense and wide spread with some slightly over extended low hanging laterals.

The proposed works are to reduce crown height and radial spread by up to 4 metres, crown lift up to 5.5 metres, crown thin 15% and to remove selected low limb to Southwest. The works are to contain

the size and spread of the tree, maintain access beneath and allow more light and air to pass through the crown.

These works in my opinion would be relatively minor in relation to the overall size, spread and crown form of the tree and would not significantly or adversely affect its appearance, amenity value, or its contribution to the character of the area.

Recommendation

APPROVE

Grant Consent, subject to the following Conditions:

1. Approved plans

2. The proposed works, hereby permitted, shall be restricted to those specified in the application only unless otherwise agreed in writing with the Local Planning Authority and carried out within two years from the date of consent and in accordance with the British Standard BS 3998: 2010 Tree Work.

   Reason: *In the interest of visual amenity.*

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 13/06/2025

Authorised by: PB Date: 13 June 2025