expires 23/6

Development Control – Delegated Officer Report

Application Number: ADC/0193/09 **Recommendation - Permit**

Site: **22 Manor Road Lancing West Sussex BN15 0EY**

Proposal: **Removal of 4 Leylandii at rear (6 weeks prior notice of works to trees in Conservation Area)**

The Application

A section 211 notification has been submitted, giving six weeks prior notice of the intention to fell four Leylandii trees which form a hedge, at the rear of 22 manor road, located within the North Lancing Conservation Area.

Consultations and Representations

Adur District Council: Jeremy Sergeant recommends that the works be permitted.

Adur District Conservation Advisory Group: No comments received.

Third Parties: There has been one letter of representation from the owner of No.20 Manor Road, who states that the trees abut the boundary with his property, and they welcome the proposal to remove them since they restrict light to his property, and no longer appear attractive.

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

Policies
Local Plan policy AB23 states that Tree Preservation Orders will be made to safeguard existing trees in the District where their loss would have an adverse effect on the existing and future environment and its enjoyment by the public.

Trees

The site dwelling is detached and located on the north side of the road adjacent to a similar sized property No.20 to the east. Both houses are on raised ground above road level and as a result the trees are not visible from the street or surrounding Conservation Area.

The trees themselves are modest in scale, approximately 5-6m in height and are situated close by one another and form a hedge, which overhangs the boundary into the neighbours garden.

The trees themselves appear in good health but are not a species which would usually be considered for formal protection, due to the fact that if left unmaintained it is usual for them to become a nuisance. The neighbour has stated that even with their current height that they block light, and are unattractive.

Given the species and location of the trees it is not considered that a Tree Preservation Order should be issued.

Recommendation

Do not make TPO

Case Officer: [redacted]
Date: 17/6/09 [redacted] 18/6