Development Management – Delegated Officer Report

Application Number: AWDM/1080/17 **Recommendation: APPROVE**

Site: **8 Fairview Road, Lancing**

Proposal: **Retention of detached games room outbuilding at northern end of rear garden (retrospective).**

Date of Site Visit: 29 August

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

This application seeks retrospective approval for a detached games room at the northern end of the garden at 8 Fairview Road.

The application site is on the northern side of Fairview Road, currently consisting of a chalet bungalow which has permission to be remodelled and extended. The site rises steeply to the north and consists of a number of preserved trees. Surrounding development is similar in style but the southern side of the road is on lower ground and accordingly the site has sweeping views across the locality.

Planning History:

AWDM/0401/17 - Remodelling and extension of bungalow to form two storey flat roofed dwelling, comprising replacement of pitched roof with first floor extension; balconies to first floor at the front; two storey rear extension; brickwork retaining walls to front garden and terracing to rear garden including provision of raised bridge access to garden from new first floor level. Demolition of existing garage and construction of new two storey building comprising garage with studio above; alterations to ground level of existing driveway - approved

AWDM/1870/16 - Application for consent under Adur Tree Preservation Order 2009 13.53/1/09(L) to fell one Plum (T9) and one Laburnum (T10) in back garden, close to western boundary - approved

Consultations:

Arboricultural Officer:

I have read the Arb Report and consider that the proposals are acceptable and that the works and planting should be adequate compensation for the damage caused.

Can the works within the report be made a condition?

Representations:

Lancing Parish Council: No objection

1 representation of comment stating that no objection is raised to the construction of the games room but the retention of trees and surrounding hedgerows is supported to retain the rural character of the area. The games room should not be used for any other purpose at a later date.

Relevant Planning Policies:

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'

Adur Submission Local Plan Policy 15

National Planning Policy Framework (CLG 2012)

Planning Practice Guidance (CLG 2014)

Planning Assessment

The main issue are the effect of the proposal upon the character of the area and the amenities of neighbouring properties and the impact of the proposal upon preserved trees.

The context for this application is set by the trees which are in close proximity to the building. The tree screen means that the building is little visible from public viewpoints, despite its elevated position, and since it is about 35 metres from the nearest dwelling, with intervening screening, it is not considered that there is any impact upon the amenities of neighbouring properties or the character of the surrounding area.

Such an assessment is made on the basis of the retention of those trees which are preserved. It was evident during a site visit prior to the submission of the application that the building had been constructed in extremely close proximity to those trees.

The Executive Summary of the submitted Arboricultural Report states:

Thurman Consultancy were commissioned by Mr James Randall to prepare a retrospective arboricultural report to advise on the impacts of the development upon the existing tree population located at 8 Fairview Road, Lancing, West Sussex, BN15 0PA.

The development included the construction of a detached garden outbuilding. This report confirms that no trees were removed in order to facilitate the development. One tree is subsequently recommended for significant crown reduction pruning due to root loss with a further single tree recommended for removal on the grounds of its current condition. This removal has not been influenced by the development activity.

...The associated construction activity could potentially have affected the retained trees. The impacts of this are fully considered with appropriate remediation measures detailed.

The Arboricultural Report subsequently goes on to outline a Remediation Method Statement which states:

Tree 5 has suffered substantial root loss and as a result could be structurally compromised. In order to mitigate this risk significant crown pruning, to reduce the tree by approximately 3.5 – 4.0m is proposed and is detailed in the tree schedule Appendix 1.

Remedial root pruning will be undertaken at the base of trees 4, 5 and 6 in accordance with the following methodology and in the area defined on Drg No. NJCL 119 B Appendix 3.

A further section, Supplementary Planting, states:

The supplementary planting shall consist of the following (Table 5.1):

Quantity	*Species*	*Size*
1no.	*Field Maple (Acer campestre 'Queen Elizabeth')*	*12-14cmg 45 litre containerised*
3no.	*Sycamore (Acer pseudoplatanus)*	*12-14cmg 45 litre containerised*

Planting shall take place in December 2017.

The Arboricultural Officer has raised no objection to the works , subject to the imposition of a condition, and on such basis the application is considered acceptable.

Recommendation

APPROVE subject to the following conditions:

1. Approved Plans
2. Works shall be carried out in accordance with the Remediation Method Statement set out in the Arboricultural Assessment and Remediation Proposal from Nicholas Jones dated 23 July 2017 in accordance with a timescale to be submitted and agreed by the Local Planning Authority within 28 days of the date of this permission. Replacement planting shall also take place in accordance with the details set out in the Supplementary Planting Section of the same report which indicates the species and date of supplementary planting.

   Reason: To ensure that suitable mitigation and supplementary planting of tress to maintain the visual character of the area in accordance with policies 15 and 31 of the Adur Submission Local Plan.

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

Case Officer: G Pech Date: 22/9/2017

Authorised by: P Barnes Date: 22/9/2017