Expires 8/1/08.

Development Control – Delegated Officer Report

Application Number: ADC/0687/07 **Recommendation – Permit Application**

Site: **Southerly Mount Way Lancing West Sussex**

Proposal: **Reduce height of ash tree in rear garden of 'Southerly' (by up to 2m) subject to TPO 13.53/2/2006/L**

The Application

The application site is a large detached house located on the south side of Mount Way, Lancing. The property features a long rear garden set on two levels with a number of Ash trees surrounding the site, one of which sits on the western border midway down the garden.
A blanket Tree Preservation Order (TPO 13.53/2/06/L) was placed on all the Ash and Sycamore trees in the gardens in the quadrant rear of Mount Way, Fairview Road and Mill Lane. The plan attached indicates that the TPO area extends to midway up the applicant's rear garden. The applicants wish to reduce the height of the Ash tree that sits on the western border of their rear garden and northern edge of the TPO area by 1-2 metres.

Consultations and Representations

Third Parties

Lancing Parish Council raise No Objection.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): AB23, DEV1
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 Ash tree is sited on the western border of the rear garden and is a moderate specimen approximately 7 metres in height. It offers limited amenity value in comparison to a set of larger Ash trees to the south however it does offer an element of contribution to the green nature of the area that the blanket TPO seeks to protect.

It is not considered that a height reduction of 1-2 metres would be particularly detrimental to the appearance of the tree or the immediate vicinity. Jeremy Sergeant recommends an overall crown reduction of up to 2 metres with a further reduction of up to 20% to the branches on the south side. This will help to reduce the overhang and rebalance the tree.

Recommendation

APPROVE:

Subject to:

1. C1Ciii
2. C11M
3. The following works are hereby approved:
   T1 (Ash): Crown reduce by up to 2 metres and reduce south side branches by up to 20 percent.
   Reason: In the interests of amenity

Case Officer:.....

Date: 3/1/08