Expires 31/7/07

Development Control – Delegated Officer Report

Application Number: ADC/0333/07 **Recommendation – Permit Application**

Site: **18 Manor Road Lancing West Sussex BN15 0EY**

Proposal: **Remove 1 x lower limb of preserved elm tree (limb facing towards garage) (subject to TPO 162/3/73/L)**

The Application

This application seeks permission to remove a lower south side limb of a TPO tree that overhangs the rear garage and access track to No.18 Manor Road, Lancing. The tree itself is a large Elm that sits marginally to the north of North Lancing Conservation Area and is subject to TPO 162/3/73.

Consultations and Representations

Consultations/Comments

Jeremy Sergeant	Recommends works be permitted.

Third Parties

No.16 Manor Road raise No Objection.
Lancing Parish Council raise No Objection.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AB24
West Sussex Structure Plan: DEV1

Planning Assessment

There are no major concerns with this application.

The tree is located on the southern border of Lancing First & Middle School and the access track to the rear garages of Nos.18, 20 & 22 Manor Road. The tree is one of many that overhang this track to a height of approximately 2.5 metres. The offending limb subject to this application is close to touching vehicles parked outside the garages but is of no greater threat than the other low slung branches on neighbouring trees. Its removal will essentially safeguard against future damage to these vehicles and the garage of No.18.
From an amenity perspective the limb is completely out of sight from the street and will not impact on the visual quality of the tree. Its loss will therefore be unnoticeable.

Recommendation

APPROVE

Subject to:

1. C1Ciii: (standard TPO time limit)

Case Officer:.....

Date: 5/7/07.....

CJ 13/7/07