Development Control – Delegated Officer Report

Application Number: ADC/0238/10 **Recommendation – TPO not to be made and works agreed**

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

Proposal: **Reduce Bay tree by 0.6m above fence line and trim and tidy Yew in rear garden (6 weeks prior notification of works to trees in a Conservation Area)**

The Application

A section 211 notification has been submitted, giving six weeks prior notice of the intention to reduce the height of a Bay tree to 0.6m above the fence line and to cut back a Yew tree, growing at the northern boundary of the site, to the rear of No.18 Manor Road. The rear garden has an alternative access from an access road to the north of No's 18–22.

Consultations and Representations

Adur District Council: The Assistant Parks Manager states that both the trees are healthy and are 5-6m in height. He considers the works proposed are acceptable.

Lancing Parish Council: No objections.

Adur District Conservation Advisory Group: No objections.

Third Parties: No comments received.

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.

Effect on Conservation Area
The two trees subject to the application are located to the rear of the easternmost of a row of 3 modern detached houses. They are next to the western boundary of the site, adjacent to the end of a vehicular accessway

running along the rear of the houses, serving garages in their rear gardens. The two trees are growing side by side and if the proposed works were performed, they would form a neat hedge to the boundary.

The trees are healthy and approximately 5m in height. However, they are not seen from the public highway to the front (south) of the houses and are too far from Church Close to the west to have any significance in public views.

The trees are not worthy of a TPO. It is not considered that the proposed works would have an adverse effect on the health of the trees or on the appearance of the Conservation Area.

Recommendation

That the works are acceptable and the trees do not warrant a TPO.

A TPO should not be made.

Case Officer: Carlos Hone

Date: 9 August 2010

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