Expires 14/1/08.

Development Control – Delegated Officer Report

Application Number: ADC/0697/07 **Recommendation – Permit Application**

Site: **The Barn Dankton Lane Sompting Lancing**

Proposal: **Reduce height (by 25%- 30%) of horse chestnut tree and walnut tree subject to TPO (162/5/76/S)**

The Application

The application site is a detached converted barn property located on the eastern side of Dankton Lane, Sompting. Two trees, a Walnut and a Chestnut, are sited within the side and rear garden and are subject to TPO 162/5/76/S.
This application seeks permission to reduce the heights of the trees by 25-30 percent in order to provide greater light to the property. The proposal is in line with two earlier permissions (S/7/03/TP and S/49/02/TP) to undertake similar works.

Consultations and Representations

Third Parties

No representations have been received.

Contributors

Sompting Parish Council raise No Objection.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): 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

Both trees are highly visible within the local area. T6 (Horse Chestnut) is approximately 30 metres in height surrounded by similarly sized trees to the southeast whilst T7 (Walnut) is a smaller 10 metre high tree on the northern street corner boundary that has evidence of having been cut back in the past. Jeremy Sergeant has viewed the trees and notes that the Walnut tree has had previous reduction work carried out and is showing signs of new growth. Due to evidence of decay and split bark on branch tips it is recommended that an overall crown reduction of up to 30% is carried out.

The Horse Chestnut is located in the rear garden of The Barn and has a very wide spread and decay in the base of the main trunk. However as there is strong re-growth occurring around the decay the tree is still considered sound. As the tree is a highly visible specimen in the locality it is considered that a height reduction would be detrimental to its overall appearance. An overall Crown reduction of up to 30% is thus recommended.

Both these measures will serve to keep the trees in good shape and will not compromise their amenity value.

Recommendation

APPROVE

PB 9/1/08

Subject to:

1. C1Ciii
2. C11M
3. The following works are approved:
   T6 (Horse Chestnut): An overall Crown reduction by up to 30%
   T7 (Walnut): An overall Crown reduction by up to 30%
   Reason: In the interests of amenity.

Case Officer:.....

Date: 9/1/08.