Expires 23/1/08.

Development Control – Delegated Officer Report

Application Number: ADC/0721/07 **Recommendation – Permit Application**

Site: **21 Grinstead Lane Lancing West Sussex BN15 9DU**

Proposal: **Reduce height (by approx 1.5m) of silver birch (subject to TPO 162/5/83/L)**

The Application

The application site is a detached bungalow located on the east side of Grinstead Lane, Lancing. A Silver Birch tree sits on the north front corner of the site that is subject to TPO 162/5/83/L.
This application seeks permission to reduce the height of the Silver Birch by approximately 1.5 metres.

Consultations and Representations

Third Parties

No representations have been received.

Contributors

Lancing 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
The tree sits on the east side of the busy Grinstead Lane and on the northern front corner of No.21. It is not a tree of great quality however it is the only tree of significance in the immediate area and thus worth preserving. It has an overall height of approximately 8 metres with a main stem that branches into two at midway level.
Jeremy Sergeant has viewed the tree and notes that the tree has either been damaged or reduced many years ago due to the siting of several cavities in the lower crown. It is recommended that a 30 percent crown reduction will encourage a more compacted crown form and improve the general appearance of the tree.

Recommendation

APPROVE

Subject to:

1. C1Ciii
2. C11M
3. The following works are hereby approved
   T1 (Silver Birch): Crown reduce by up to 30 percent.
   Reason: In the interests of amenity.

PB 7/1/08

Case Officer:.....

Date: 3/1/08