Expires 28/8/08.

Development Control – Delegated Officer Report

Application Number: ADC/0348/08 **Recommendation – Permit Application**

Site: **1 Elm Close Shoreham-by-Sea West Sussex BN43 5GP**

Proposal: **Reduction (by 25%) of holm oak tree subject to TPO 162/1/70/SU**

The Application

The application site is a Holm Oak tree located within the front garden of 1 Elm Close, Shoreham. The tree is subject to TPO 162/1/70/SU. Permission is sought to reduce the tree by 25% as it is encroaching on the applicant's house.

Consultations and Representations

Consultations/Comments

Jeremy Sergeant — No Objection.

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): CH4, DEV1
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.

Trees

The Holm Oak is sited within the front garden of No.1 Elm Close and is a large specimen that is clearly growing close to the applicant's property. The Council's Assistant Parks Manager has examined the tree and notes that it appears in good health. As Holm Oaks tend to grow quickly it is considered that the proposed works are sufficient to reduce its impact on the main house without detracting from its amenity value. Such works have been approved in the past to contain the growth of this particular tree.

Recommendation

APPROVE:-

Subject to:

1. C1Ciii
2. C11M
3. The following works are hereby permitted:
   a. T1 (Holm Oak): Overall crown reduction by up to 25%.
   Reason: In the interests of amenity.

Case Officer:.....

Date:6/8/08

PS 6/8/08