Development Management – Delegated Officer Report **Date; 09/01/20**

Application Number	**AWDM/1785/19**
Address	**14 Alandale Road Lancing West Sussex BN15 OJU**
Proposal	**Application for consent under Adur Tree Preservation Order No. 1 of 2016 to fell and replace 1no. Pine (T1).**

Date of site visit: 20/11/19

Neighbours checked: Y
Additional neighbour notifications: N
Site notice: (wider publicity / conservation area): N

Proposal, Site and Surroundings

The Pine tree T1 is one of few large mature trees in the area, which although not a prominent part of in the street scene, does make a contribution to the character and visual amenities of Alandale Road and the surrounding area.

Consent is sought to fell and replace the tree.

The reasons for the works are primarily in the interests of amenity value.

Consultations: None.

Representations: None received.

Relevant Planning History

2016: Adur Tree Preservation order Number 1 of 2016 confirmed on 07/11/2016.

Planning Assessment
The Pine tree T1 is a medium to large sized early mature growing at the far eastern end of the rear garden of 14 Alandale Road, close to the boundary with 15 Hillside Road. The tree has a single stem that extends to 10 metres were it then forms a bushy slightly flattened top to the crown. The crown does not have a central leader which limits the overall height likely to be gained by the tree, and instead is more likely to increase in radial spread.

The proposed works are to fell and replace the tree with a similar species, due to concerns about the current and possible future size of the tree.

As with any large tree there can be concerns over its eventual size, this can be alleviated by applying to the Local Planning Authority for works such as reduction in radial spread, crown lifting and crown thinning, that can help to alleviate these concerns. Therefore it is considered that the application should be refused.

Recommendation

REFUSE for the reason(s):-

1. The tree is a prominent and established feature, which contributes positively to local character and landscape of the area, and its removal would be detrimental to these qualities. There is no arboricultural or other acceptable reason provided which would justify its loss. Having regard to the maturity and stature of the tree and its prominence within the area, it is considered that the proposed removal of this tree should be refused.

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 09/01/2020

Authorised by: PB Date: 9/1/20