Development Management – Delegated Officer Report **Date; 03/07/18**

Application Number	**AWDM/0840/18**
Address	**6 Manor Road Lancing West Sussex BN15 0EU**
Proposal	**Application for consent under Adur Tree Preservation Order 162/14/76 (L) to thin by 15% and 2 metre reduction on radial spread to Ash (T3).**

Date of site visit: 12/06/18

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

Proposal, Site and Surroundings

The application relates to a detached bungalow located on the north side of the road, with a large open front garden which rises from the road level to the house. Located directly central to where the garden meets the footpath is a large Ash tree, which is subject to protection under TPO 162/4/76/L.

The garden is open and the tree is clearly visible as a prominent part of the street scene where it makes a significant contribution to the character and visual amenities of the North Lancing Conservation Area.

Consent is sought to reduce radial spread up to 2 metres and crown thin up to 15%.

The reasons for the works are primarily in the interests of safety, light issues and amenity value.

Consultations: Letters sent to Lancing Parish Council who replied stating “No objection”.

Representations: None received.

Relevant Planning History

1976: Adur Tree Preservation order Number 162/14/76(L) of 1976 issued in 1976.

1980: Permission to fell Sycamore tree (T1) and lop ash (T3)

1998: Crown lifting to 6m above ground level, crown thinning by 30%, reduce stem on east side by 30% and reshaping as required of Ash tree (TPO 162/14/76/L)

2011: Works to Ash tree (subject to TPO 162/14/76/L)

Planning Assessment

The tree is a large mature growing in the front garden adjacent to the driveway from Manor Road. The tree has a single stem to 2 metres where it then divides into two, each stem then divides again at 5 to 6 metres and several more times to the top of the crown. The main crown is dense and wide spread with some large overgrown epicormic growth at 2 to 3 metres.

The proposed works are to reduce radial spread by up to 2 metres, and crown thin up to 15%. The works are to contain the size and spread of the tree and allow more light and air to pass through its crown.

These works in my opinion would be relatively minor in relation to the overall size, spread and crown form of the tree and would not significantly or adversely affect its appearance, amenity value, or its contribution to the character of the Conservation Area.

Recommendation

Grant Consent, subject to the following Conditions:

1. The proposed works, hereby permitted, shall be restricted to those specified in the application only unless otherwise agreed in writing with the Local Planning Authority and carried out within two years from the date of consent and in accordance with the British Standard BS 3998: 2010 Tree Work.

   Reason: *In the interest of visual amenity.*

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 09/07/2018

Authorised by: PB Date: 9/7/18