Expires 29/9/08.

Development Control – Delegated Officer Report

Application Number: ADC/0390/08 **Recommendation – Permit Application**

Site: **Homehaven Court Swiss Gardens Shoreham-by-Sea West Sussex**

Proposal: **Remove 2 lower limbs of sycamore T1 overhanging SE boundary (TPO 162/6/72/SU)**

The Application

This application refers to a mature Sycamore tree located within the grounds of Homehaven Court, Shoreham. The tree is subject to TPO 162/6/72/SU and is sited amongst a row of similar sized trees on the south eastern boundary between Homehaven Court and No.4 Swiss Gardens.
Permission is sought to remove two lower limbs that are overhanging the roof of No.4 Swiss Gardens.

Consultations and Representations

Consultations/Comments

Jeremy Sergeant — Recommends works to be permitted.

Third Parties

A resident of Homehaven Court has raised no objection but requests that the balance of the resultant tree be considered.

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 Sycamore is sited within a row of mature trees on the boundary with No.4 Swiss Gardens. It is a large specimen approximately 20 metres in height and clearly overhangs to boundary touching the roof of No.4 Swiss Gardens in places. For this reason the principle of cutting back the two lowest branches on this side is considered acceptable. With regard to the comments that the balance of the tree should be retained it is considered that, as the tree is sited within a group, the loss of two branches on one side will be somewhat disguised by the other trees. There will thus be no significant loss of amenity resultant of this application.
Jeremy Sergeant has examined the tree and notes that it is apparently healthy. The prescribed works are considered acceptable.

Recommendation

APPROVE:-

Subject to:

1. C1Ciii
2. C11M
3. The following works are hereby approved:
   T1 (Sycamore): Removal of two lowest branches overhanging the roof of No.4 Swiss Gardens.
   Reason: In the interests of amenity.

Case Officer:.....

Date:19/9/08.

PB 19/9/08