Expiry Date - 17/08/2010

Development Control – Delegated Officer Report

Application Number: ADC/0217/10 **Recommendation – Permit Application**

Site: **55 Ring Road Lancing West Sussex BN15 0QE**

Proposal: **Reduce Holm Oak at rear by 30% (subject to TPO 162/1/62/L)**

The Application

The application is for works to a tree subject to Preservation Order 162/1/62/L. The tree is a Holm Oak and it is located in the rear garden of 55 Ring Road in north Lancing, close to the boundary with no. 57. The works proposed are to reduce the tree by 30%.

Consultations and Representations

Third Parties: - No third party representations have been received.

Adur District Council: - The Assistance Parks Manager states that the tree is in good overall condition with no obvious signs of damage or decay. Holm Oak normally respond well to pruning as they readily re-grow. It is recommended that the overall crown reduction of up to 30% is permitted.

Lancing Parish Council: - No objection

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB23
Design Bulletin No.1 'Trees and Landscaping' (ADC 1996)
'Tree Preservation Orders: A Guide to the Law and Good Practice' (DETR 2000)
PPS1 'Delivering Sustainable Development' (ODPM 2005)

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.

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Visual Amenity

The tree is in the rear garden although it is visible within the street scene in between the properties. The tree is large and in close proximity to the adjacent houses the works are considered acceptable.

Recommendation

APPROVE subject to :-

1. C1Ciii
2. C11M
3. The following works are hereby approved: -

    (a) T1 – Overall crown reduction of Holm Oak by up to 30%

Case Officer Hannah Barker Date 13/7/10

PB 12/7