Development Management – Delegated Officer Report **Date; 08/11/16**

Application Number	**AWDM/1395/16**
Address	**4 Fairview Road Lancing BN15 OPA**
Proposal	**Application for consent under Adur Tree Preservation Order No.13.53/02/06 (L) of 2006 to reduce radial spread and crown height by 1 to 2 metres and crown thin 10% one Sycamore tree of Area A1**

Date of site visit: 04/11/16

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

Proposal, Site and Surroundings

The application refers to one Sycamore tree in the north half of the sectioned rear garden of 4 Fairview Road Lancing. The tree is a part of an established group of trees area A1, which covers the rear gardens of properties numbers 6 to 16 Fairview Road. The tree makes a contribution to the character and visual amenities of the area.

Consent is sought to reduce the height and radial spread of the tree.

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

Consultations: Consultation letters sent to Lancing Parish Council, no objections raised.

Representations: None received.

Relevant Planning History

2010: Adur Tree Preservation order Number 13.53/02/06 (L) of 2006 made 30/09/2006.

2016: Application for consent under Adur Tree Preservation Order No.13.53/02/06 (L) of 2006 to fell and replace one Ash tree of Area A1.

Planning Assessment
The tree is a medium sized early mature growing in the rear garden of the property. The tree is partially visible from the road, and makes a limited contribution to the amenity and character of the area.

The tree has four stems from ground level, with the largest stem being to the east of the group. The main stem is single to 8 metres, then twin to the top of the crown. The main crown is open and moderately wide spread.

The proposed works are to reduce crown height and radial spread by up to 1 to 2 metres, and crown thin by up to 10%. The works are to contain the size and spread of the tree, and to allow more light and air to pass through the crown.

These works in my opinion would be relatively minor in relation to the overall number size, and form of the trees in Area A1 and would not significantly or adversely affect its appearance, amenity value or contribution to the character of the 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: 08/11/2016

Authorised by: PD Date: 8.11.16