Development Management – Delegated Officer Report **Date; 2123/09/21**

Application Number	**AWDM/1553/21**
Address	**8 Fairview Road Lancing West Sussex BN15 0PA**
Proposal	**Application for consent under Adur Tree Preservation Order No. 13.53/1/09(L) of 2009 to reduce radial spread to east by up to 2.5 metres and crown thin up to 15% one Sycamore tree T1 of group G4.**

Date of site visit: 08/10/21

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

Proposal, Site and Surroundings

The application refers to a large early mature Sycamore located near the centre of the eastern boundary of the rear garden, close to the recently built bungalow of 6a Fairview Road. The tree is a prominent part of the street scene and makes a contribution to the character and visual amenities of the area.

Consent is sought to reduce radial spread to the east by up to 2.5 metres.

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

Consultations: Letter sent to Lancing Parish Council whose response, was “no comment”

Representations: None received.

Relevant Planning History

2009: Adur Tree Preservation order Number 13.53/09(L) of 2009 confirmed on 05/01/10.

2016: Enforcement enquiry concerning Works to preserved trees - Pending Consideration

2018: Application for consent under Adur Tree Preservation Order 2009 13.53/09(L) to fell one Plum (T9) and one Laburnum (T10) in back garden, close to western boundary.

Planning Assessment

The tree is a medium to large sized early mature growing in the steeply sloped rear garden adjacent to a large garden building to the north, and the neighbouring bungalow to the east. The tree is a part of the area making a contribution to the street scene and local landscape.

The Sycamore tree T1 has a single stem to 2.25 metres, where it then divides into two, with many large diameter long laterals and secondary stems emerging from 2 metres. The limbs are mostly to the east and arch over some becoming low hanging. The main crown is dense and wide spread with several over extended laterals, mostly to the east.

The proposed works are to reduce radial spread to the east by up to 2.5 metres. The works are to contain the spread of the tree, and to allow access beneath and clearance to the roof of the adjacent bungalow.

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 area.

Recommendation

APPROVE

Grant Consent, subject to the following Conditions:

1. Approved plans

2. 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: 13/10/2021

Authorised by: PB Date: 14/10/21