DELEGATED APPLICATIONS
ASSESSMENT SHEET

APPLICATION No. and SITE: WB/11/0131/TPO – 104 Rectory Road

DATE OF VISIT: 24th March 2011

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR CONSULTATIONS: N/A

PROPOSAL, SITE AND SURROUNDINGS

104 Rectory Road is a detached house. It is accessed via a driveway that serves five detached dwellings, Nos. 98, 102, 104, 106 and 106a Rectory Road off the east side of Rectory Road, to the south of Broomfield Avenue.

The application relates to two protected trees - a Bay (T13) and a Lime (T16) - under the Worthing Tree Preservation Order No. 15 of 2006. The Bay is situated on the south-western perimeter of the grounds of the property; the Lime is situated on the eastern side of the driveway to No. 102 Rectory Road to the north-west of the property.

Consent is sought to reduce the height of the Bay tree by 30% and to reduce the stems of the Lime tree towards the property (south-east side of the tree) by 3 metres.

The reasons for the works are to allow more light to the property and its garden.

RELEVANT PLANNING HISTORY

Tree Preservation Order No. 15 of 2006 confirmed on 31st October 2006

RELEVANT SAVED PLANNING POLICIES & NATIONAL PLANNING POLICY GUIDANCE

British Standard BS 3998 (2010) Recommendations for Tree Works

REPRESENTATIONS

The Borough Arboriculturist supports the application as made.

HUMAN RIGHTS

Article 8 of the First Protocol (Protection or Property) of the Human Rights Act 1998 is relevant to this application. It is accepted that this proposal, if approved, would have some impact on the neighbouring properties. However, it is considered that the level of development proposed would not cause undue harm in terms of additional noise, disturbance and loss of privacy and that, on balance, existing residential quality of life would not be adversely affected as a result of the proposal. Accordingly, it is considered that it is acceptable with regard to Article 8 and Article 1.

PLANNING ASSESSMENT

The works to the Bay tree would allow more light into the garden of the property, which is currently heavily shaded on its western side. The tree will re-grow from its pruning points, in height and spread but rather as an understorey to the much larger, and more prominent, protected Sycamore, T14 on the Tree Preservation Order, adjacent to the east on the site. Given the characteristics of the Bay and Sycamore trees, the proposed works to the Bay tree are considered to be acceptable.

The Lime tree is a large, established, multi-stemmed tree.
The proposed reduction in spread by 3 metres towards the property would reduce its lower crown spread on its eastern and south-eastern sides only, which would not be readily seen from any public view point. As such, these tree works would not adversely affect the tree's natural form, stature or appearance, whilst giving sufficient clearance to the building, and are also considered to be acceptable in visual amenity terms.

Subject to the works being restricted to those works specified in this application only, unless otherwise agreed in writing with the LPA, and carried out to the British Standard BS 3998 (2010) "Recommendations for Tree Works", the application is acceptable.

RECOMMENDATION

Grant consent, subject to:

1. Restrict works & to BS 3998 (2010) Recommendations for Tree Works
2. Time limit – 1 year

REASON FOR THE RECOMMENDATION: N/A

IS THE RECOMMENDATION CONTRARY TO LETTERS OF REPRESENTATION: Y/N

DELEGATED

Case Officer sign.....Date: 26th April 2011.....

Authorising Officer sign.....Date.....28·4·11.....