DELEGATED APPLICATIONS
ASSESSMENT SHEET

APPLICATION No. and SITE: WB/11/0145/TPO – Dorchester Gardens

DATE OF VISIT: 24th March 2011

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR CONSULTATIONS: N/A

PROPOSAL, SITE AND SURROUNDINGS

Dorchester Gardens is an open-plan development, built in the early 1970s, consisting of nine blocks of flats totalling 74 flats. It forms a cul-de-sac off the west side of Grand Avenue, to the north of Mill Road (A259).

The application relates to three protected trees – a Lime, a Sycamore and a Horse Chestnut – under the Worthing Tree Preservation Order No. 1 of 1977, and to two Cherry trees which are replacements for a protected Walnut tree that was removed in 1992 under consent WB/921/0950/T.

Consent is sought to carry out the following works:

Lime (T15) South-west of Block 5: Remove epicormic growth and dead wood; Reduce most extreme [longest] branches by 0.5 metre, to growth points. Reason: Visual amenity

Sycamore (T9) South-east of Block 5: Crown lift to 4 metres; 10% thin. Reason: Visual amenity, and improved light to the lower windows in the block.

Horse Chestnut (T7): North-east of Block 5: Remove epicormic growth; 10% thin; Reduce longest branches near building by up to 1 metre. Reason: Visual amenity, and to prevent nuisance/damage to the tree/building.

Two Cherry trees - Cherry tree, numbered 4: Crown lift to 2 metres. Reason: Visual amenity/suitable shape.
Cherry tree, 5: 10% thin. Reason: Visual amenity, and allow light to lower windows in the block.

RELEVANT PLANNING HISTORY

Tree Preservation Order No. 1 of 1977 confirmed on 14th June 1977

March 1983: Consent granted to remove selective branches towards centre on Horse Chestnut T7 (WB/162/83/TF)

*February 1992: Consent granted to fell one Walnut (T16) subject to replanting (WB/91/0950/T) Split Decision

February 1992: Consent refused to reduce Beeches T4 and T5, Horse Chestnut T7, Sycamore T9 and Lime T15 (WB/91/0950/T) Split Decision

August 1993: Consent refused to crown reduce by 25% Horse Chestnut T7 (WB/93/0438/T)

December 1992: Consent granted to crown thin by 30% Lime T15 (WB/92/0645/T)

November 1994: Consent granted to reduce 2 limbs on Horse Chestnut T7 towards the building (WB/94/0673/T)

November 2000: Consent granted to crown lift Lime T15 to 2m & remove wayward limb on west side of Horse Chestnut T7 (WB/00/01009/TPO)

December 2004: Consent granted to remove epicormic growth and clean out Horse Chestnut T7 and Lime T15 (WB/04/01305/TPO)

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 proposed surgery to these prominent trees would be relatively minor in relation to the overall crown form, spread and stature of each of the trees, respectively. They would re-shape and balance their crowns, primarily in relation to Block 5 Dorchester Gardens, which would benefit lighting to the lower flats whilst enhancing the appearance and amenity value of the trees.

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

Conditional consent is recommended.

RECOMMENDATION

Grant consent, subject to:

1. Restrict works to those specified, unless otherwise agreed in writing with the LPA
2. Time limit for completion of works – 1 year

REASON FOR THE RECOMMENDATION: N/A

IS THE RECOMMENDATION CONTRARY TO LETTERS OF REPRESENTATION: Y (N)

DELEGATED

Case Officer sign..... [redacted] .....Date: 27th April 2011.....

Authorising Officer sign..([redacted] .....Date....28·4·11.....