DELEGATED APPLICATIONS ASSESSMENT SHEET

APPLICATION NO: 11/0106/TPO	Recommendation – Refuse Application
Site	11 Bramble Lane Worthing West Sussex BN13 3JE
Proposal:	Application for consent under Worthing Tree Preservation Order No. 20 of 2001 to crown reduce by 25% overall one Field Maple (T23) in front garden.

DATE OF SITE VISIT: 13th March 2011

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): N

SITE AND SURROUNDINGS:

11 Bramble Lane is a detached house with an integral garage (built in 1982) on the south side of Bramble Lane. The property forms part of the Vicarage Fields/ Bramble Lane development of 28 open plan detached houses.

The application relates to a protected Field Maple tree, T23 under the Worthing Tree Preservation Order No. 20 of 2001, in the front garden of the property adjacent to Bramble Lane.

Consent is sought to crown reduce the tree by 25% overall.

The reasons for the works are:-

(i) Leaf litter from the tree causes the pavement and driveway to become slippery
(ii) The tree stops light getting to the driveway and house
(iii) Algae makes the driveway slippery where light does not get through

Consultations and Representations

The Borough Arboriculturist objects to the application, and comments:

"Good young Field Maple (approx. height 9 m, spread 6 m). The reduction would not significantly reduce leaf litter but would be damaging to the natural form and prominence of the tree. A better approach would be to crown lift the tree by removing lower branches up to a height of 3 m and reducing its spread towards the building by approximately 1 m."

PLANNING ASSESSMENT:

The proposed 25% crown reduction to the Field Maple tree would reduce the height and spread of the tree by approximately 2.2 metres and by 1.5 metres, to leave the tree with a height and spread of approximately 6.8 metres and 4.5 metres, respectively.

These works would significantly reduce the prominence of the tree within the street scene and would adversely affect the natural crown form, branch structure, stature and appearance of the tree.

Having regard to the prominence of the tree within the street scene, these tree works would be detrimental to the visual amenities of the area.

Refusal is recommended.

RECOMMENDATION:

Refuse for the following reason(s)

1. The proposed 25% crown reduction of the protected Field Maple tree, T23 under the Worthing Tree Preservation Order No. 20 of 2001, would be disfiguring and damaging to the natural crown form, branch structure, stature and appearance of the tree, which, having regard to its good condition and its prominence and high public amenity value within the street scene would be detrimental to the visual amenities of the area.

REASONS FOR RECOMMENDATION: N/A

HUMAN RIGHTS:

Article 8 (Right to Respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application. It is accepted that the proposal, if refused, would have some impact on the applicant's Rights. However, it is considered that the harm caused by the development outweighs these and that in the public interest the application should be refused. Accordingly it is considered that this decision complies with the Human Rights Act 1998, with regard to Article 8 and Article 1

IS RECOMMENDATION CONTRARY TO LETTER (S) OF REPRESENTATION?

No

DELEGATED

Case Officer
Sign..... Date....21/4/2011.....

Authorising Officer
Sign..... Date....26/4/11.....