DELEGATED APPLICATIONS ASSESSMENT SHEET

Application No: 11/0211/TPO	Recommendation – Approve Application
Site	19 Vicarage Fields Worthing West Sussex BN13 3SF
Proposal:	Application for consent under Worthing Tree Preservation Order No. 20 of 2001 to crown lift to 5 metres, thin by 20% and minor reduction (to improve shape) to five Holm Oak trees in rear garden (Part of Group G3)

Date of Site Visit: 5th May 2011

Neighbours Checked: Y

Additional Neighbours Notified (List Addresses): N

SITE AND SURROUNDINGS & DETAILS OF PROPOSAL

19 Vicarage Fields is a 2-storey detached house. It is situated on the west side of Vicarage Fields forming one of 23 detached houses in this open-plan cul-de-sac off Bramble Lane. The site is adjoined to the west by a compound of garages and by 2-storey purpose-built flats in Bramble Close, and to the north and south, by similar detached houses in Vicarage Fields.

The application relates to 5 protected Holm Oak trees *(Quercus ilex)* in the rear garden of the property. The trees form part of a linear group of trees along the rear boundary of Nos. 15 to 23 Vicarage Fields, G3 under the Worthing Tree Preservation Order No. 20 of 2001.

Consent is sought to crown lift to five metres, to crown thin by 20% and to undertake a minor crown reduction to these 5 protected Holm Oak trees.

The reasons for the works are to maintain the health of the trees and to improve their condition, overall appearance and amenity value, and to allow more light into the garden and property of 19 Vicarage Fields.

CONSULTATIONS AND REPRESENTATIONS

The Borough Arboriculturist supports the application as made.

HUMAN RIGHTS

Article 8 of the First Protocol (Protection of 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 or tree work proposed would not cause undue harm in terms of 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

Consent was granted in July 2009 to crown lift to 5 metres, crown thin and clean out and carry out a minor crown reduction, to 'tidy' the crowns of these 5 protected Holm Oak trees (WB/09/0462/TPO). Those works were carried out.

The current application seeks consent to carry out works of a similar nature, extent and form to the same five Holm Oak trees to those approved in 2009.

The works would involve the removal of the lower secondary branches, to raise their crowns to a height of 5 metres over the garden of 19 Vicarage Fields. Additionally, the trees would be thinned by up to 20% and be slightly reduced in height and spread in order to reshape and improve the appearance of the trees and to allow more light to the garden.

The proposed remedial works to the trees, in my opinion, would not adversely affect their appearance or public amenity value of the trees, and are acceptable, given the previous consent for similar works in 2009, subject to a condition, should consent be granted, restricting the works to these works only unless otherwise agreed in writing by the Local Planning Authority, in order to safeguard the visual amenities of the area. The Borough Arboriculturist supports the application as made.

RECOMMENDATION

Approve, subject to the condition(s):

1. Restrict tree works to those specified in this submission, only, unless otherwise agreed in writing by the LPA.
2. Time limit for completion of the approved tree works – 1 year

Reasons for Recommendation: Not applicable

Is recommendation contrary to letter (s) of representation?

No/Yes/NA

DELEGATED

Case Officer Sign..... [redacted] .....Date..24th May 2011.....

Authorising Officer Sign..... [redacted] .....Date..31·5·2011.....