DELEGATED APPLICATIONS
ASSESSMENT SHEET

APPLICATION No. and SITE: WB/11/0104/TPO – Pine Lodge, Shirley Drive

DATE OF VISIT: 11th March 2011

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR CONSULTATIONS: N/A

PROPOSAL, SITE AND SURROUNDINGS

Pine Lodge is a 2-storey detached house on the east corner of the junction of Shirley Drive with Poulters Lane.

The application relates to two protected trees under the Worthing Tree Preservation Order No. 10 of 2010: a Turkey Oak *(Quercus cerris)*, T4 adjacent to Poulters Lane and a Sweet Gum *(Liquidambar styraciflua)*, T5 adjacent to the north-west corner of the building fronting Shirley Drive.

Consent is sought to carry out the following works to the Turkey Oak, T4:

Remove the lower secondary branches (to crown lift) to 5 metres above ground level; remove the new stems arising from previous pollard points, growing out of the vertical; remove crossed and abrading branches within the crown; reduce crown diameter by 2 metres; and re-pollard stem on north side with cavity.

In addition, consent is sought to formatively prune the Sweet Gum tree, T5, including reduction in spread on its southern side towards the building.

The reasons for the works are in the interests of good tree husbandry.

RELEVANT PLANNING HISTORY

Tree Preservation Order No. 10 of 2010 confirmed on 18th January 2011

RELEVANT SAVED PLANNING POLICIES & NATIONAL PLANNING POLICY GUIDANCE

DETR: Tree Preservation Orders: A Guide to the Law and Good Practice (March 2000)
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 works to the Turkey Oak and Sweet Gum trees at Pine Lodge were identified in October 2010 by the Borough Arboriculturist in response to the applicant's concerns over shading from the Turkey Oak tree to the garden and south side of the property and to address her concerns over the proximity and future growth of the Sweet Gum tree close to the property. The Tree Preservation Order was made on 3rd November 2010 and confirmed, as made, on 18th January 2011.

These works to the trees may be regarded as routine maintenance of both trees, and would address the applicant's concerns without detracting from their natural form, appearance or amenity value.

The works would enhance the appearance of the trees in relation to both the property and .the street scene.

In visual amenity terms, therefore, subject to the works being restricted to these works only, unless otherwise agreed in writing with the LPA, and carried out within a period of one year from the date of consent, the application is considered to be acceptable.

RECOMMENDATION

Grant consent, subject to;

1. Restrict 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: 24th March 2011.....

Authorising Officer sign.....Date...28.3.11.....